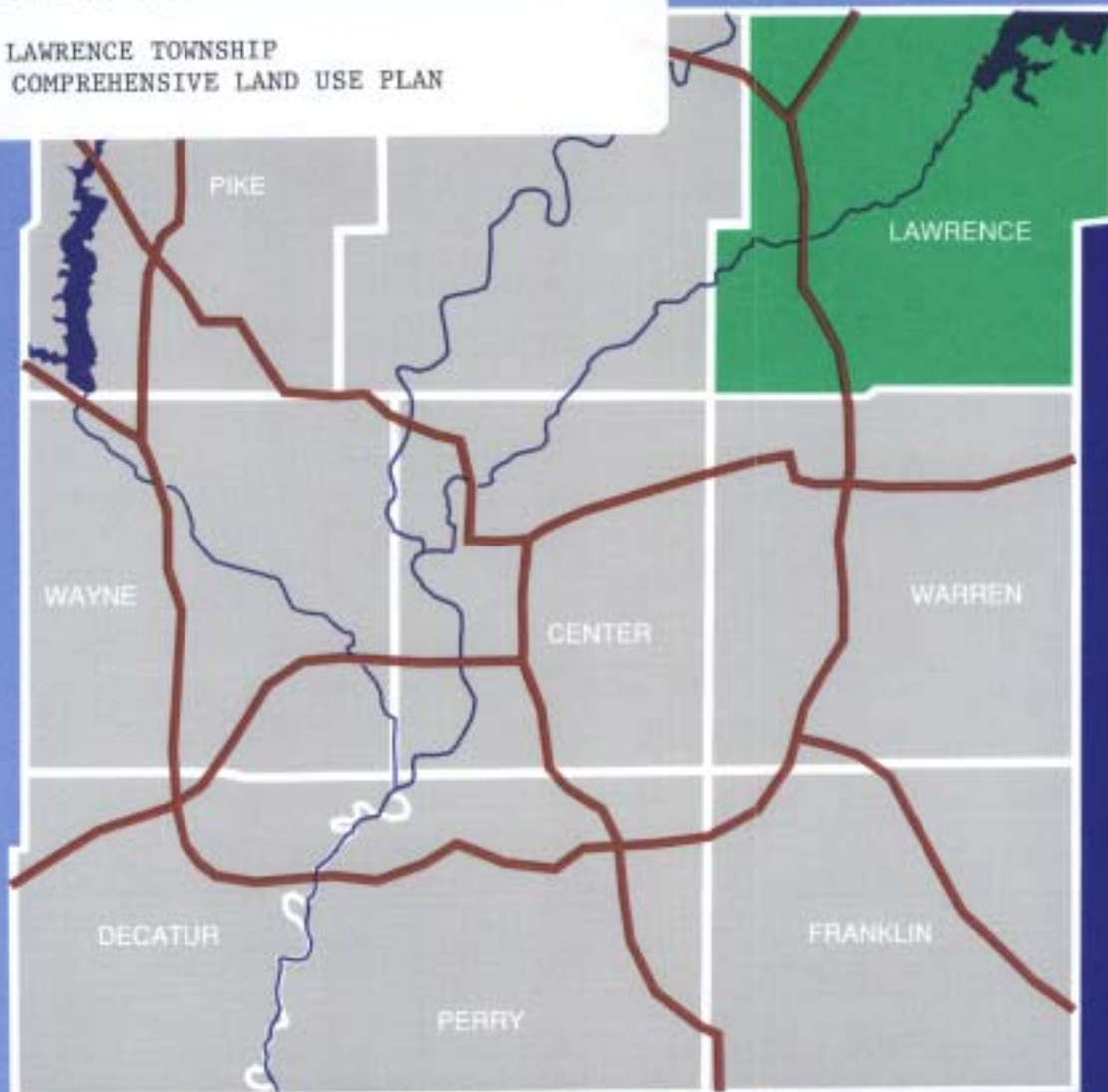


# LAWRENCE TOWNSHIP

DISPLAY COPY ONLY

LAWRENCE TOWNSHIP  
COMPREHENSIVE LAND USE PLAN



## COMPREHENSIVE LAND USE PLAN

92-CPS-R-7

ADOPTED NOVEMBER 4, 1992

DEPARTMENT OF METROPOLITAN DEVELOPMENT  
PLANNING DIVISION  
CITY OF INDIANAPOLIS-MARION COUNTY, INDIANA



STEPHEN GOLDSMITH

# **Lawrence Township**

## **Comprehensive Land Use Plan**



*Prepared by:*

Department of Metropolitan Development

Division of Planning

Indianapolis-Marion County, Indiana

Adopted November 4, 1992

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# Lawrence Township Comprehensive Land Use Plan

## Introduction

Lawrence Township, located in northeastern Marion County, has been one of the fastest growing townships in the county since 1960. If the township's growth rate continues to be as high as it has been over the past thirty years, the remaining undeveloped land will be gone within the next twenty-five years. Development will be affected by Lawrence Township's notable planning-related features, including Fort Benjamin Harrison, Fall Creek, Geist Reservoir, two interstate highways (I-465 and I-69), and the jurisdictions of the City of Indianapolis-Marion County and the City of Lawrence.

Detailed data on population, land use, zoning, transportation, schools, utilities, and other township characteristics are included in the *Lawrence Township Planning Study Data Inventory*. The *Data Inventory* was compiled by the Department of Metropolitan Development's Division of Planning.

To initiate the planning process for Lawrence Township in 1989, the Division of Planning widely distributed the *Data Inventory*. Also in 1989 a Lawrence Township Planning Committee was formed to generate ideas and make land use recommendations for the Lawrence Township Comprehensive Plan revision. The Planning Committee meetings were conducted in a town meeting fashion, and were open to anyone who wished to attend. The meetings resulted in the land use recommendations for the Lawrence Township Comprehensive Land Use Plan Map, adopted in March 1990.

This Comprehensive Plan narrative contains a summary of Lawrence Township's demographic trends, land use issues, and planning and development goals; a list of Thoroughfare Plan priority improvements for township roadways; and a section detailing the stages of urban development and critical areas in the township.

The Lawrence Township Comprehensive Plan revision, a part of the Comprehensive Plan for Marion County, is comprised of this narrative, its accompanying Lawrence Township Comprehensive Land Use Plan Map, and the Official Thoroughfare Plan for Marion County. The information, policies, and recommendations that make up this Comprehensive Plan document should be viewed in the context of these previously adopted documents, and the Marion County Comprehensive Plan narrative, which was revised and adopted in October 1991.

## Township Population and Land Use Characteristics

- *Lawrence Township is a developing suburban area.*

- The 1990 population of 94,548 places Lawrence Township fourth among Marion County's nine townships. The 1990 Census year was the first in which Lawrence Township was more heavily populated than Warren Township (87,989).
- Most of Lawrence Township's growth is recent. In 1960 there were fewer than 35,000 residents, and by 1990 nearly 60,000 more persons had been added. No other Marion County township has experienced as large an absolute increase over the past 30 years.
- Since 1973, undeveloped land has been used up rapidly. Roughly 34% of the township's land remained undeveloped or was farmland in 1988; that figure compares with 54% in 1973. If development continues at the present rate, Lawrence Township will approach full development by the year 2010.

*Comprehensive Plan Response* - The revised Comprehensive Plan recommends a wide range of land uses for the township's remaining undeveloped areas, although residential uses predominate. Compared to the 1984 Comprehensive Plan, the revised plan recommends more Very Low Density Residential development, particularly for the eastern extreme of the township (see Table 1). Very Low Density Residential use coincides with that area's rural character and will lessen the future demand placed on the infrastructure.

- *Lawrence Township is growing rapidly relative to the balance of Marion County.*

- Between 1980 and 1990, the population increased by 25%, following a 43% increase during the 1970s. Only Pike and Franklin Townships experienced more rapid growth in the 1980s; and only Pike Township grew faster in the 1970s. From 1990 to 2000, the township population growth rate is expected to ease somewhat, with a total population of approximately 101,000 expected by the turn of the century.
- According to the 1990 Census, Lawrence Township averaged 2.54 persons per household, which is similar to the average for all of Marion County (2.45 persons). Generally, more people per household means there are more school-age children per household; but Lawrence is no longer dominated only by young families raising several children. Rather, the precipitous rise in Lawrence Township's school enrollments can be attributed primarily to a substantial net immigration of new yet somewhat smaller families.

Table 1

## Lawrence Township Comparisons of Existing Land Use and Comprehensive Plan Recommendations

Land Use Category	1988 Existing Land Use		1984 Comprehensive Plan Land Use Recommendations		1991 Comprehensive Plan Land Use Recommendations	
	Acres	% of Twp.	Acres	% of Twp.	Acres	% of Twp.
<b>Residential</b>						
Very Low Density	6355	20.9	10021	32.9	10211	33.5
Low Density	3223	10.6	7871	25.8	6185	20.3
Medium Density	1915	6.3	2564	8.4	1977	6.5
Total	11,493	37.7	20456	67.1	18373	60.3
<b>Commercial</b>						
Office	239	0.8	*	*	527	1.7
Retail	858	2.8	*	*	1317	4.3
Total	1097	3.6	1445	4.7	1844	6.1
<b>Industrial</b>						
Light	497	1.6	699	2.3	1048	3.4
Heavy	17	0.1	430	1.4	405	1.3
Total	514	1.7	1129	3.7	1453	4.8
<b>Public/Semi-Public</b>						
Parks	696	2.3	763	2.5	1990	6.5
Special/Public Use**	2396	7.9	2776	9.1	2909	9.5
Geist Reservoir	904	3.0	904	3.0	904	3.0
Fort Harrison	2504	8.2	2504	8.2	2504	8.2
Interstates	493	1.6	493	1.6	493	1.6
Total	6993	23.0	7440	24.4	8800	28.9
<b>Vacant or Agricultural</b>	10,373	34.0	***	***	***	***
<b>Total, All Categories</b>	30,470	100.0	30,470	100.0	30,470	100.0

\* The 1984 Comprehensive Plan did not differentiate between office and retail commercial uses.

\*\* The 1984 and 1991 Comprehensive Plan land use acreage totals for Public/Semi-Public use include indexed Urban Conservation.

\*\*\* The 1984 and 1991 Comprehensive Plans assume full development of the township, with no vacant or agricultural land.

*Comprehensive Plan Response* - The Comprehensive Plan recognizes that areas of the township are in various "stages of development." Therefore, the plan recommends policies that (1) prevent fast-developing suburban areas from overburdening school, roadway, sewer, and water systems, and (2) lower development costs in rural areas by encouraging them to develop after such systems are already in place.

- *Most of the township's more recent development has occurred in the north and northeast, around and near Castleton and Geist Reservoir.*
  - Between 1980 and 1990, nearly 93% of all new home construction in Lawrence Township occurred in the northern and eastern parts of the township. Considering that many platted subdivisions in the Geist area are not yet fully developed, and that sizeable tracts of undeveloped land remain in the area, a continuation of this trend is expected.
  - Most of Lawrence Township's new commercial development has taken place in and near Castleton, but smaller neighborhood and community serving commercial centers have recently developed in the Geist area and to the north along 96th Street in Fishers (Hamilton County).
  - Most industrial development is located along the I-69 corridor in the northwest portion of the township, and along Pendleton Pike in the City of Lawrence. Significant industrial growth and development in recent years has been concentrated primarily along the I-69 corridor.

*Comprehensive Plan Response* - Industrial land use is recommended for much of the remaining area surrounding the 96th Street and I-69 interchange and along Pendleton Pike, and east of Fort Benjamin Harrison. Continued commercial growth is anticipated as well, with new commercial centers planned for the land areas immediately adjacent to the intersections of major thoroughfares. Medium density residential development is planned for areas near these commercial centers. Other future residential development should continue to be low or very low in overall density in order to minimize the impact on the area's infrastructure. In addition, residential development should be clustered whenever possible to protect significant woodlands or wetlands, and to provide opportunities for open space.

- *In much of the township, roadway and sewer systems are approaching their capacities.*
  - Although many roadway segments are currently operating below capacity, the interstates and some of the key arterial streets (82nd Street, Shadeland Avenue,

Pendleton Pike, and Franklin Road) are at or above capacity. Overall, approximately one-fourth of the township's roadways are projected to be operating at or above capacity levels by the year 2005.

- The sanitary sewer system is approaching capacity in some areas because the system's reserve capacity is being filled by groundwater and storm water. Much of the interceptor and other sewer line capacity is used up by groundwater which, due to pressure, seeps into the sanitary sewer mains and connectors. The Indian Creek Interceptor, which runs under Indian Lake, is especially susceptible to water seepage, leaving it with virtually no reserve capacity. In addition to groundwater infiltration, storm water runoff from some properties is illegally funneled into the sanitary sewer system. The Department of Public Works is working to solve these problems.
  - *Comprehensive Plan Response* - Land use types and intensities appropriate to the projected future capacities of the infrastructure are recommended by the Plan. In addition, the Plan's policy recommendations include the stipulation that new developments should provide or make commitments for the provision of whatever additional infrastructure is needed to serve those developments.
- *In the future, groundwater drawn from the Fall Creek Aquifer will contribute a larger proportion of public drinking water to the residents of northeastern Marion County, including Lawrence Township.*
- Geist Reservoir is capable of providing approximately 20 million gallons of water per day, which accounts for roughly 14% of the Indianapolis Water Company's current total system capacity. Throughout Marion County, groundwater resources presently contribute about 5% of all drinking water; however, that figure is projected to increase significantly over the next ten to twenty years.
  - Wells operated by the Indianapolis Water Company, the City of Lawrence, and Fort Benjamin Harrison will soon be tapping further into the Fall Creek Aquifer as demand for drinking water in the northeast portion of Indianapolis increases.
  - Commercial areas with activities involving the storage and/or use of harmful chemicals, solvents, and other potentially hazardous materials would threaten the quality of the groundwater aquifer. Therefore, uses such as gasoline sales, service stations, and dry cleaners should not be permitted directly above or near the aquifer area.

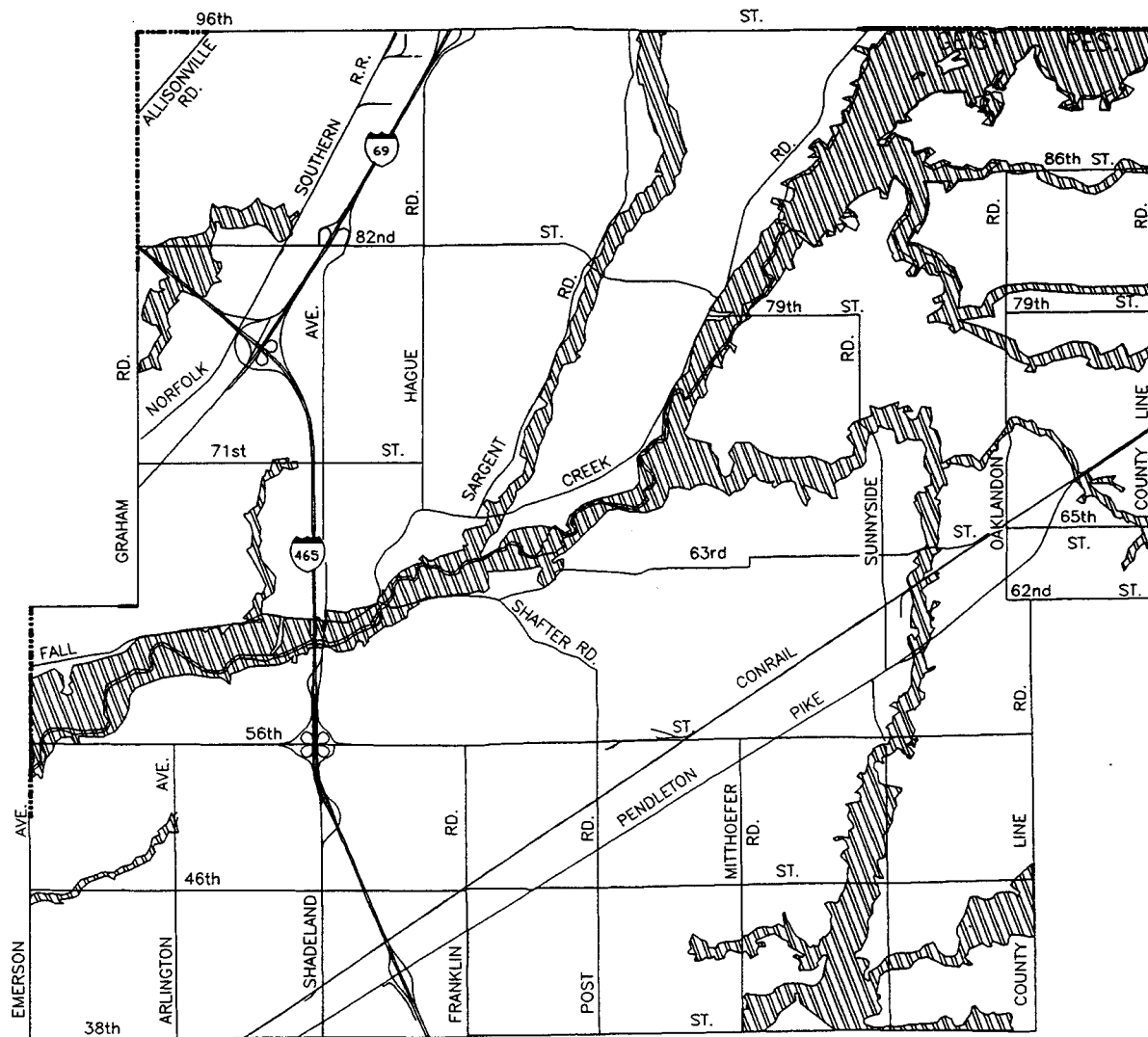
*Comprehensive Plan Response* - Adequate protection of the aquifer and its associated well fields will be necessary to ensure acceptable water quality.



The land use recommendations for the areas directly above and surrounding the Fall Creek Aquifer (and its tributary Mud Creek Aquifer) respond to the critical need to protect these groundwater resources. The plan strongly discourages development directly above these areas and in wetland, floodway, and wooded areas by recommending Linear Park (LP) development or Urban Conservation (UC). The surrounding areas are recommended for Urban Conservation, indexed to Very Low Density Residential (UC (1)). The plan encourages cluster residential development where appropriate and discourages commercial or industrial land use within the boundaries of the aquifer protection area.

In addition, all development within the aquifer area and the surrounding Urban Conservation areas should be served by sanitary sewers. Septic systems should not be permitted where they do not already exist; and those properties currently utilizing septic should be converted ultimately to sanitary sewers. Even Very Low Density Residential development, where septic systems are allowed by ordinance (subject to the approval of the Health and Hospital Corporation), should use sanitary sewers in the aquifer area. Employing the cluster development option could lower the cost of installing sanitary sewers.

- *The Fall Creek, Mud Creek, and Indian Creek valleys are important natural features in Lawrence Township, and they must be protected.*
  - Fall Creek traverses the entire township diagonally from the northeast corner (Geist Reservoir is fed by the waters of Fall Creek) to the southwest. Fall Creek exits Lawrence Township near 56th Street and Emerson Avenue, in the vicinity of Cathedral High School.
  - The Fall Creek valley contains several significant floodplain and wetland areas. Heavily wooded over most of its breadth and length, with many steeply sloped bluffs, much of the stream valley is worthy of protection (see Maps 1, 2, and 3). In addition, the Fall Creek Aquifer runs parallel to and beneath the Fall Creek valley. Both the Indiana Bat and the Great Blue Heron can be found within the Fall Creek stream valley area. The Indiana Bat is an endangered species, meaning that its prospects of survival within the state are in jeopardy or are likely to become so within the foreseeable future. The Great Blue Heron is a threatened species, which means that it is likely to become endangered. These features make the Fall Creek valley worthy of protection.
  - Mud Creek is a principal tributary of Fall Creek. Located in the north-central portion of the township, Mud Creek's waters flow south from 96th Street to Fall Creek. Mud Creek's stream valley is heavily wooded, and flowing beneath it is a tributary aquifer to the Fall Creek Aquifer. Like Fall Creek, much of the Mud Creek stream valley warrants protection from development.



**MAP 1**  
**LAWRENCE TOWNSHIP**  
**GENERALIZED FLOODPLAINS**

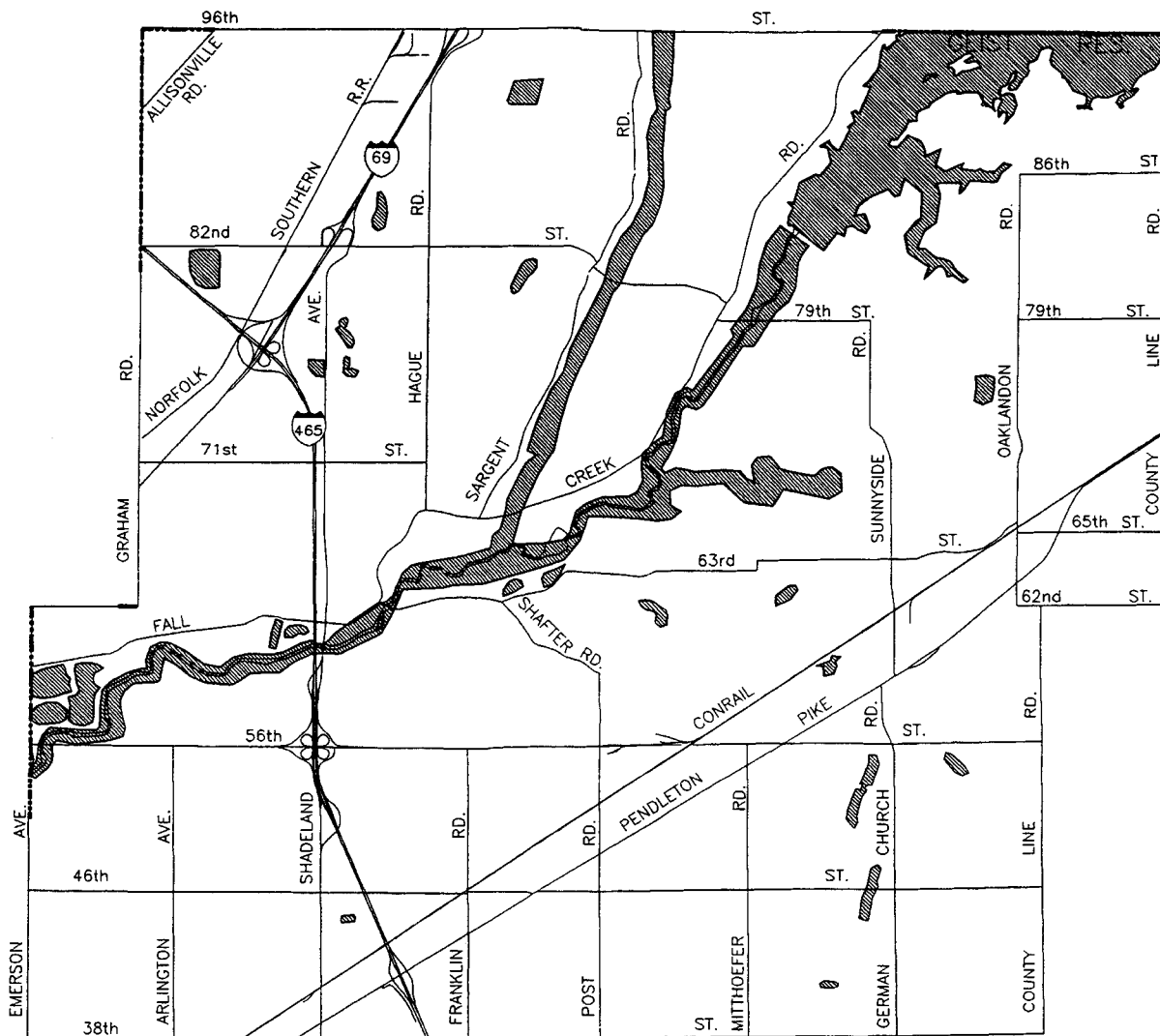


**100-YEAR FLOOD BOUNDARY**

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## MAP 2

### LAWRENCE TOWNSHIP

### GENERALIZED WETLANDS



WETLAND AREAS

SOURCE: U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY, 1990.

THIS MAP IS NOT EXHAUSTIVE. IT INCLUDES MOST NON-STREAM WETLANDS OF TEN ACRES OR MORE. FOR MORE COMPLETE INFORMATION REFER TO THE NATIONAL WETLANDS INVENTORY OR THE U.S.D.A. SOIL CONSERVATION SERVICE.

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- Indian Creek is another of Fall Creek's principal tributaries. Beginning south of 42nd Street and west of German Church Road, Indian Creek flows north for approximately four miles before turning west. Indian Creek empties into Indian Lake, a small private man-made reservoir. Compared to Fall Creek and Mud Creek, fewer and less extensive wetland areas can be found along Indian Creek. However, the stream corridor contains some significant woodland areas worthy of protection.
- Relatively little development has occurred in or near any of these streams, which increases the feasibility of establishing a linear park system utilizing their floodway and wetland areas.
- As in other areas of Marion County, where proposed development falls within floodplain or floodway areas, the development regulations specified in the Flood Control Districts Zoning Ordinance apply.

*Comprehensive Plan Response* - The Comprehensive Plan recommends protection of these valuable natural resources. The plan also recommends establishing a linear park system in the Fall Creek, Mud Creek, and Indian Creek floodways and recommends a means of implementation. Linear parks are most often planned along waterways and usually connect parks with residential areas, other parks, or other compatible land uses. The plan also recommends new park uses and Urban Conservation, along with Low and Very Low Density Residential development, adjacent to floodways. The plan strongly discourages any development in wetland areas.

- *Between 1972 and 1989, the rate of development of township land for commercial and industrial use was moderate.*
  - Commercial and industrial uses combined occupy only 5.3% of the land in Lawrence Township. By comparison, commercial and industrial uses occupy 10.7% of all land in Warren Township and 6.1% of all land in Washington Township. Only Decatur and Franklin Townships have lower percentages of land devoted to commercial and industrial uses (1.1% and 2.0%, respectively).
  - Commercial development over the past fifteen years in Lawrence Township has been concentrated in the Castleton area. More recently, interest has shifted somewhat to the I-69/96th Street interchange area for community shopping center development, and to the Geist Reservoir area for smaller neighborhood shopping center development.
  - The 1984 Comprehensive Plan recommended that industrial uses locate adjacent to the township's two railroads, and adjacent to the I-69 interstate interchange at 96th Street. The two railroad-associated industrial corridors are

remnants from countywide rezonings that took place in 1958. The industrial cluster surrounding the I-69/96th Street interchange is more recent, and the revised plan anticipates its continued growth.

- Lawrence Township's infrastructure is adequate for accommodating the ultimate build-out of its planned industrial areas.
- Between 1973 and 1988, Heavy Industrial was the only land use category that did not increase in acreage. By contrast, the acreage devoted to light industrial uses increased substantially (up 295 %).
- Most of Lawrence Township's recent industrial development has occurred along State Road 37/I-69. The importance of access and visibility from the interstate highway has clearly been a key locational determinant.

*Comprehensive Plan Response* - Future industrial and commercial development should be integrated and should occur near interstate interchanges, along appropriate sections of Pendleton Pike, and where recommended at the intersections of arterial roadways.

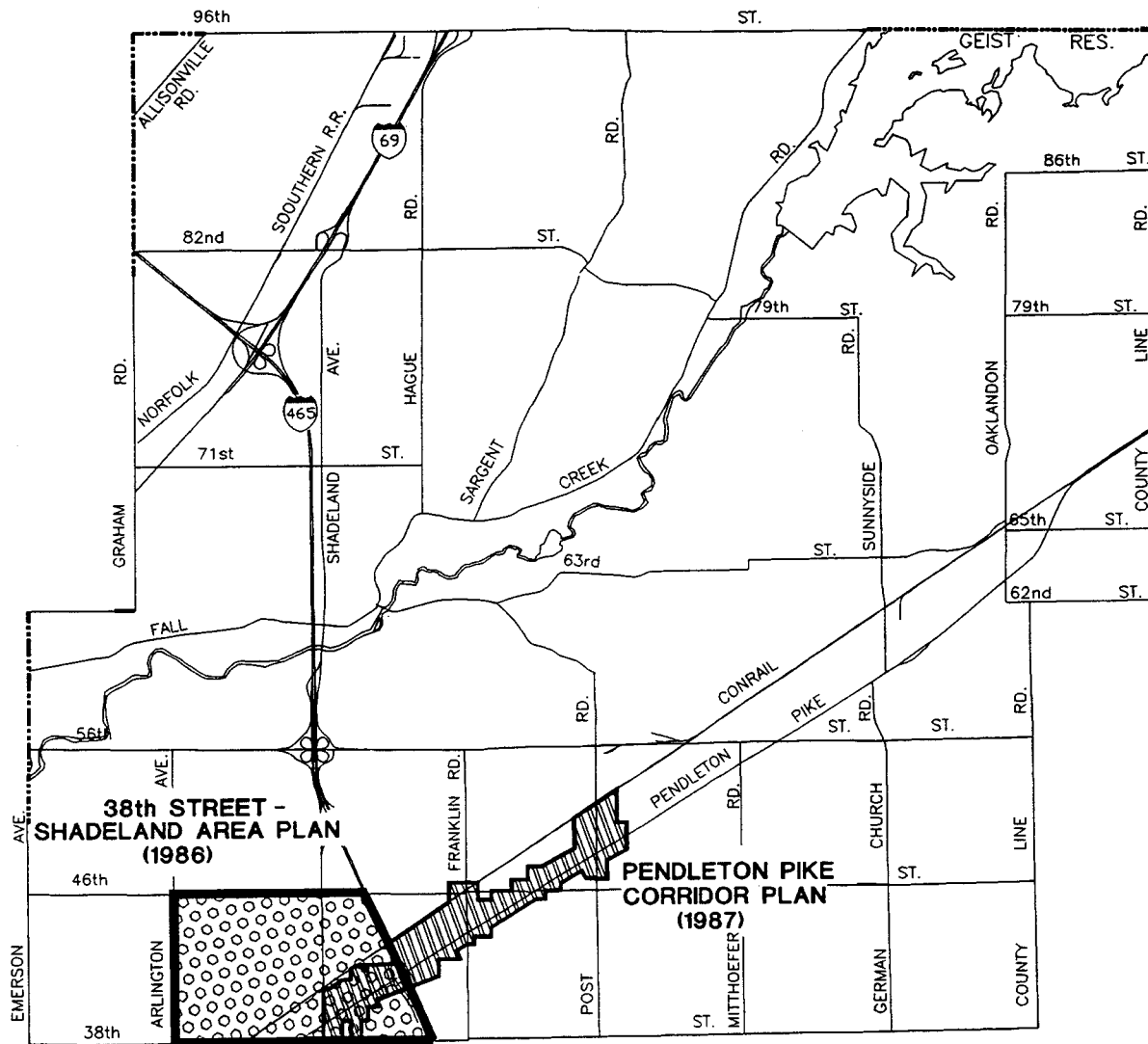
- *Fort Benjamin Harrison has been targeted for closure by the U.S. Department of Defense, Base Realignment and Closure Commission, necessitating development of a reuse plan for the fort property.*
  - The Army will begin vacating the base in October 1994, and will have moved out completely by July, 1997. The base reuse plan must be completed before the Department of Defense disposes of any portion of Fort Harrison.
  - The reuse plan for Fort Harrison and all associated studies will be directed by the Fort Harrison Transition Task Force (FHTTF). The FHTTF's fifteen members are from various backgrounds, represent different interest groups, and are appointed jointly by the Mayors of both Indianapolis and Lawrence. The FHTTF will be served by a small professional staff.
  - Development of the reuse plan will be accomplished with maximum public participation. The FHTTF will establish a specific strategy for obtaining public input.
  - A wide range of issues is anticipated for the reuse planning process, including promotion of economic development objectives (job creation and retention); efficient use of existing infrastructure; public versus private reuse of existing buildings and facilities; protection of natural areas; affordable housing development; and other issues.

*Comprehensive Plan Response* - When developing the revised Lawrence Township Comprehensive Plan, the Lawrence Township Planning Committee and staff were advised by the Army that the entire base property would continue to be used for military purposes. The decision to close Fort Harrison was made after the revised plan map had been completed and adopted by the Metropolitan Development Commission. This narrative document anticipates the proposed closure, and it allows for the eventual amending of the Lawrence Township Comprehensive Plan via the Metropolitan Development Commission's adoption of the reuse plan for the fort property (see Critical Areas 6 and 7).

## **Township Planning and Development Goals**

The Lawrence Township Planning Committee (see Appendix A) identified the following goal statements to be reflected in the Lawrence Township Comprehensive Plan revision:

1. Protect the Fall Creek Aquifer and its tributary aquifers from potential damage by recommending low intensity residential uses, open space, and parks and by requiring the use of sanitary sewers for all development in the vicinity of the aquifers.
2. Protect the natural habitats of the endangered Indiana Bat, the Great Blue Heron, and other wildlife by limiting development in these areas.
3. Protect all wetland areas from filling and/or draining activities associated with site development or pre-development.
4. Limit further expansion of the Castleton commercial area to land already developed and/or zoned for retail uses. Rather than encouraging further expansion of commercial uses into residential areas, promote continued reinvestment in and more intense use of Castleton's existing commercial core.
5. Increase industrial development opportunities along and near Pendleton Pike.
6. Promote quality industrial and commercial development along Pendleton Pike by applying the design standard and landscaping recommendations made in the Pendleton Pike Corridor Plan (see Map 4).
7. Incorporate the recommendations made in the 38th & Shadeland Avenue Subarea Plan and the Pendleton Pike Corridor Plan into the Lawrence Township Plan (see Map 4).
8. Anticipate the ultimate closure of Fort Benjamin Harrison, and provide for the eventual amendment of this plan by the adoption of a reuse plan for the fort



**MAP 4**

**LAWRENCE TOWNSHIP**

**ADOPTED SUBAREA PLANS**

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area. (Unlike the other goal statements listed here, this one was identified *after* the adoption of the Lawrence Township Comprehensive Plan Map--after the decision to close Fort Benjamin Harrison.)

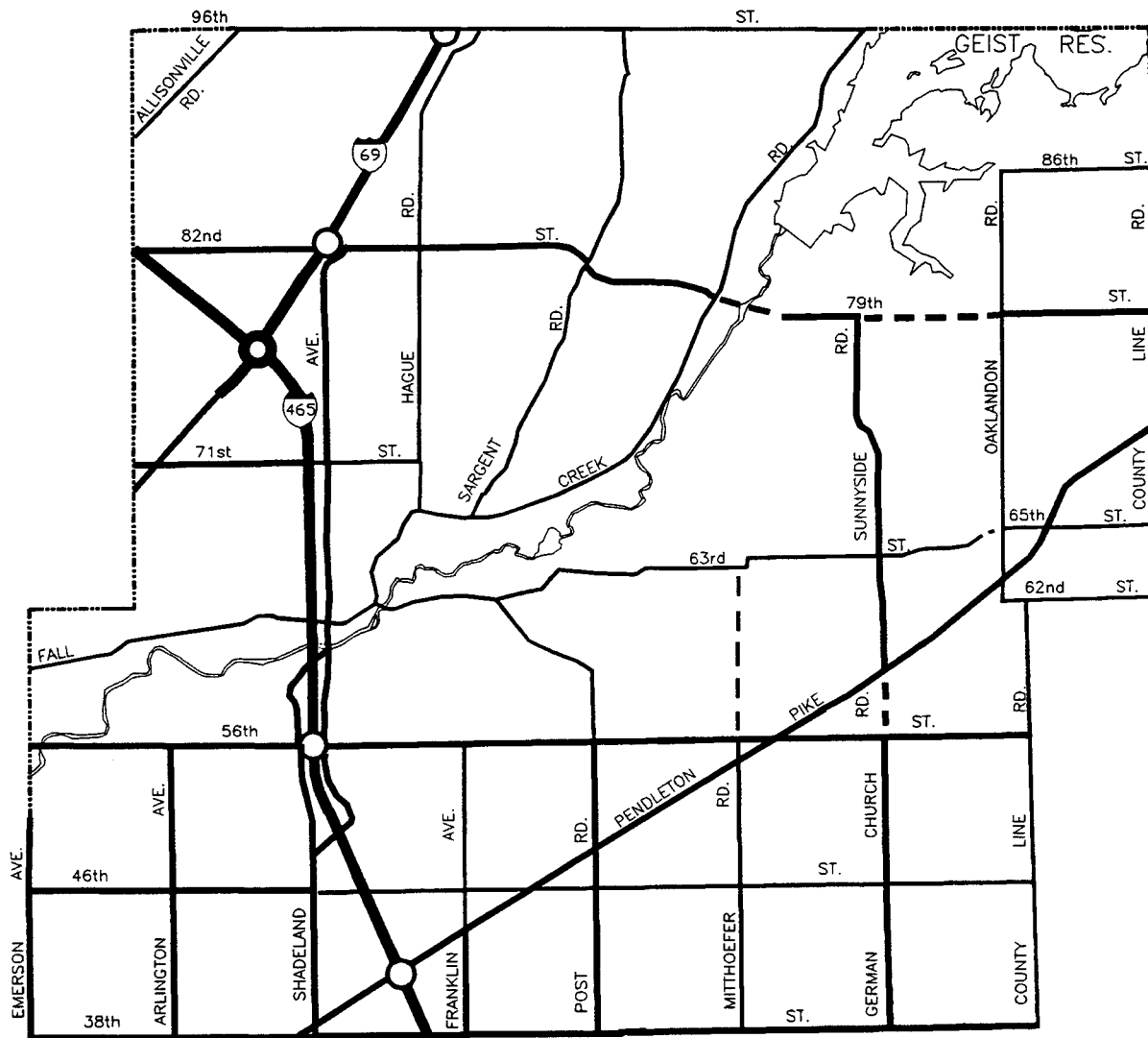
9. Provide open space and recreation opportunities in the 42nd and Post Road area to offset the high residential densities which predominate there.
10. Preserve significant open space, and provide for the ultimate development of recreation areas along Fall Creek, Mud Creek, and Indian Creek to serve existing and future residents of northeastern Lawrence Township.
11. Regulate development in order to
  - a. enable the school system to keep pace with the growing school-age population;
  - b. enable the transportation, sewer, and water service systems to meet future demands;
  - c. allow the park system to meet future recreation needs.

## **Thoroughfare Plan**

Lawrence Township is included in the Marion County Thoroughfare Plan. The Thoroughfare Plan recommends roadway improvements designed to mitigate congestion and delays, which are measures of the roadway system's efficiency (see Map 5). In addition, the Thoroughfare Plan includes recommendations for right-of-way preservation. The Thoroughfare Plan assigns each recommended improvement a priority rating indicating when the work should occur. Priority ratings range from "A" (highest priority) to "D" (lowest priority). The actual timing of implementation of the plan's recommendations is a function of available funding and the priority schedule for improvements throughout Marion County.

The Lawrence Township *Data Inventory* indicates that 16% of the township's streets currently are functioning near, at, or over capacity. By the year 2005, this number is projected to increase to 28% unless priority improvements are made. To increase efficiency of Lawrence Township's roadways and prevent their reaching or exceeding capacity in the future, the Thoroughfare Plan recommends the following priority improvements (see Map 6):

1. Widening of 82nd Street from four lanes to six lanes between Allisonville Road and I-69 (Priority A). (The Lawrence Township portion extends from the township line to I-69.)
2. Widening of Shadeland Avenue from two lanes to four lanes between 82nd Street and Fall Creek Road (Priority A).

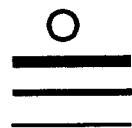


## MAP 5

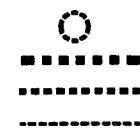
### LAWRENCE TOWNSHIP

### PORTION OF THE OFFICIAL THOROUGHFARE PLAN MAP, 1991

EXISTING



PROPOSED



INTERCHANGE

FREEWAY

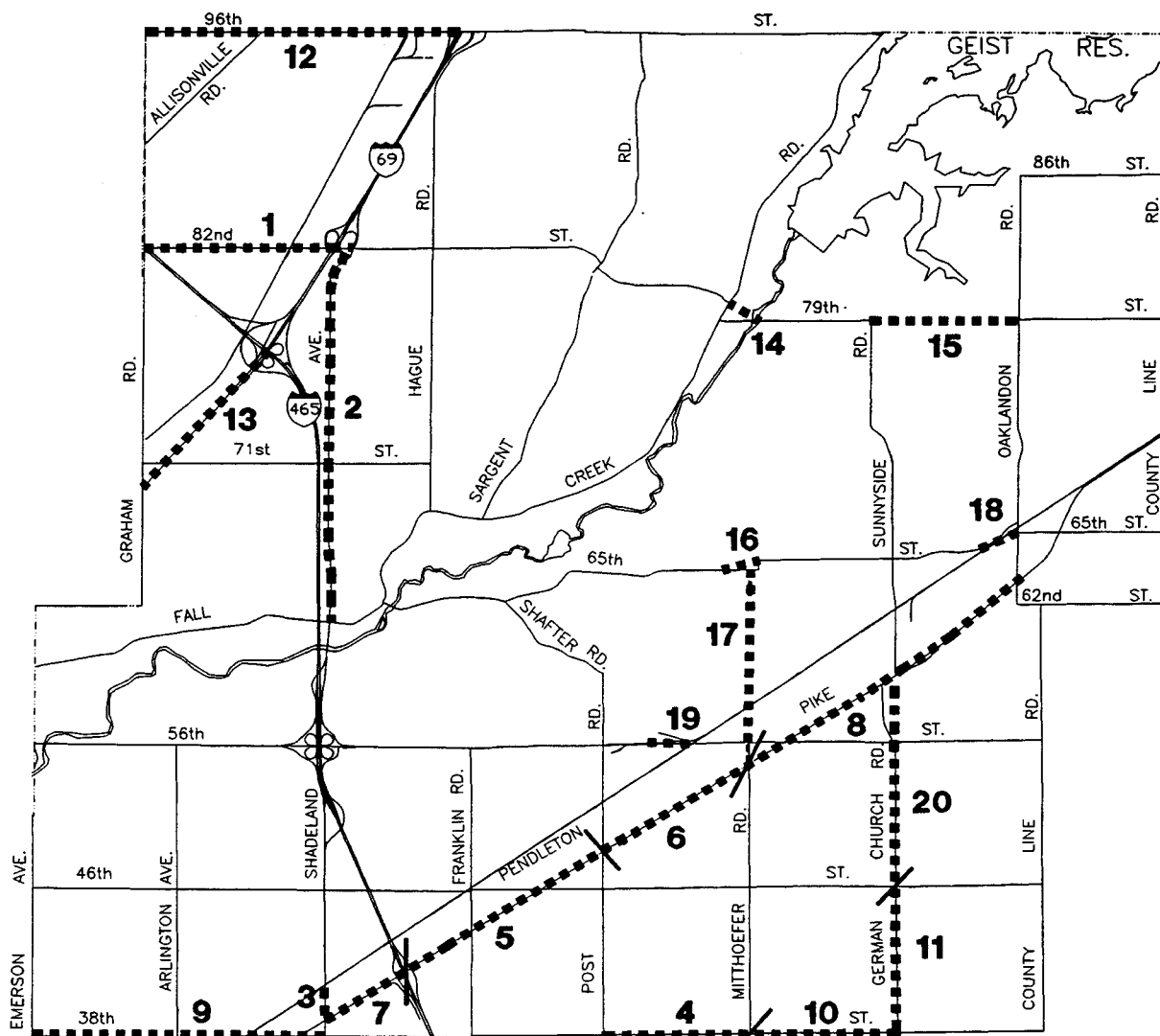
PRIMARY ARTERIAL

SECONDARY ARTERIAL

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**MAP 6  
LAWRENCE TOWNSHIP**

## THOROUGHFARE PLAN PRIORITY IMPROVEMENTS

..... PRIORITY IMPROVEMENTS

### PRIORITY A

1. E. 82nd St.
2. Shadeland Ave.
3. Shadeland Ave.
4. E. 38th St.
5. Pendleton Pike
6. Pendleton Pike

### PRIORITY B

7. Pendleton Pike
8. Pendleton Pike
9. E. 38th St.

### PRIORITY C

10. E. 38th St.
11. N. German Church Rd.

### PRIORITY D

12. E. 96th St.
13. State Rd. 37

14. E. 80th St.
15. E. 79th St.
16. E. 63rd St.
17. N. Mitthoefer Rd.
18. E. 65th St.
19. Aultman Ave.
19. N. German Church Rd.

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3. Widening of Shadeland Avenue from two lanes to four lanes between 42nd Street and Pendleton Pike (Priority A).
4. Widening of 38th Street from two lanes to four lanes between Post Road and Mitthoefer Road (Priority A).
5. Widening of Pendleton Pike from four lanes to six lanes between I-465 and Post Road (Priority A).
6. Widening of Pendleton Pike from two lanes to four lanes between Post Road and Mitthoefer Road (Priority A).
7. Widening of Pendleton Pike from four lanes to six lanes between Shadeland Avenue and Sadlier Drive (Priority B).
8. Widening of Pendleton Pike from two lanes to four lanes between Mitthoefer Road and Oaklandon Road (Priority B).
9. Widening of 38th Street from four lanes to four divided lanes between Sherman Drive and Shadeland Avenue (Priority B). (The Lawrence Township portion extends from Emerson Avenue to Shadeland Avenue.)
10. Widening of 38th Street from two lanes to four lanes between Mitthoefer Road and German Church Road (Priority C).
11. Widening of German Church Road from two lanes to four lanes between 21st Street and 46th Street (Priority C). (The Lawrence Township portion extends from 38th Street to 46th Street.)
12. Widening of 96th Street from two lanes to four lanes between Keystone Avenue and I-69, including the construction of a new secondary arterial connector road from River Road to Allisonville Road. The improvements would result in a four-lane roadway (Priority D). (The Lawrence Township portion extends from the township line to I-69.)
13. Widening of State Road 37 from four lanes to six lanes between I-465 and 47th Street (Priority D). (The Lawrence Township portion extends from I-465 southwest to Graham Road.)
14. Construction of a four-lane primary arterial connector of 80th Street from Fall Creek Road to 79th Street (Priority D).
15. Construction of a four-lane primary arterial connector of 79th Street from Sunnyside Road to Oaklandon Road (Priority D).

16. Construction of a two-lane secondary arterial connector of 63rd Street from 800 feet west of Winona Drive to Winona Drive (Priority D).
17. Construction of a four-lane secondary arterial connector of Mitthoefer Road from 56th Street to 63rd Street (Priority D).
18. Construction of a two-lane secondary arterial connector of 65th Street from 63rd Street to Oaklandon Road (Priority D).
19. Construction of a four-lane primary arterial connector of Aultman Avenue from Walter Reed Road to 56th Street (Priority D).
20. Widening of German Church Road from two lanes to four lanes between 46th Street and 56th Street (Priority D), and construction of a connector road from 56th Street to Pendleton Pike (Priority D).

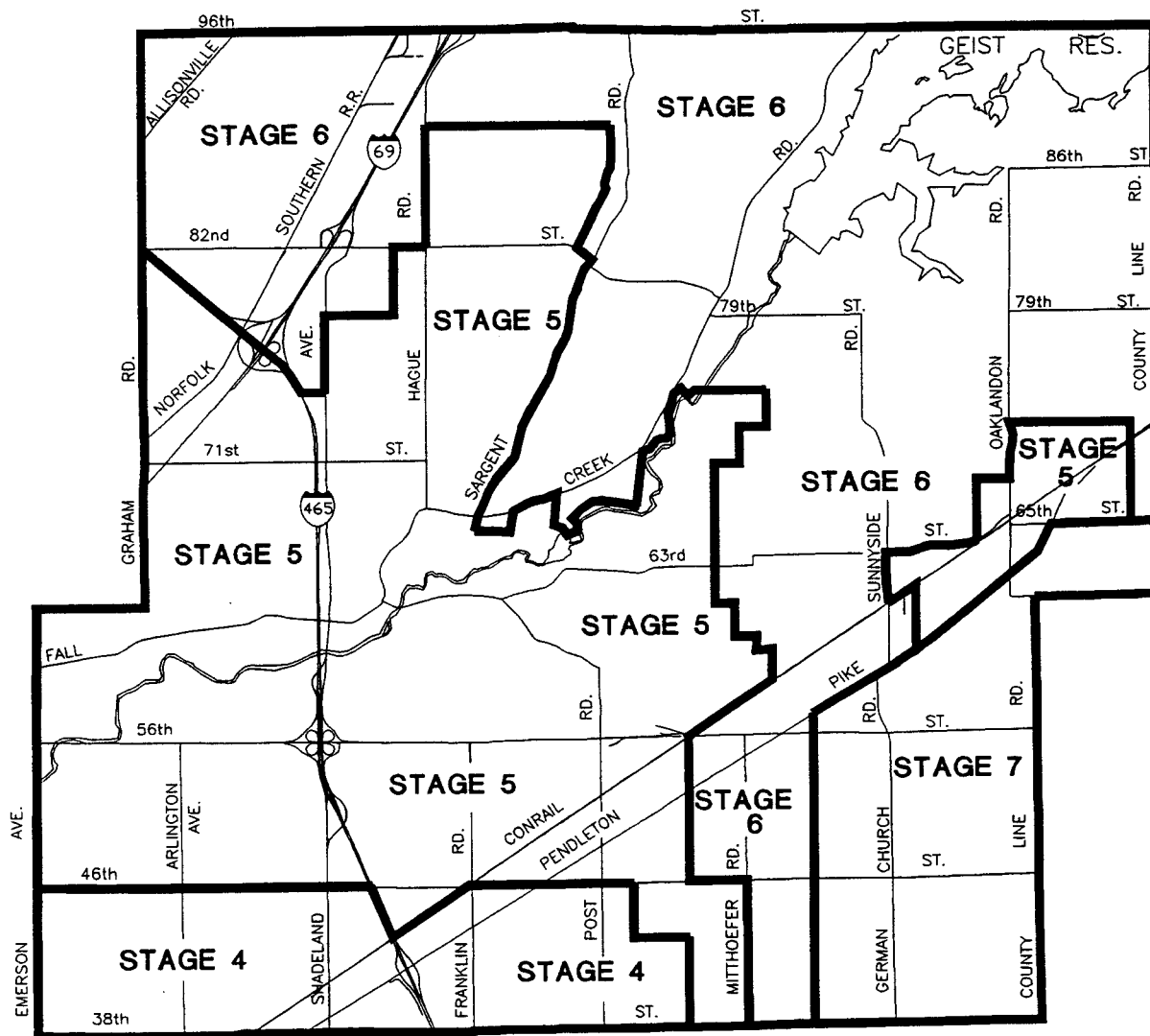
The Lawrence Township land use recommendations are based in part on the Thoroughfare Plan's priority improvements and also on the levels-of-service of Lawrence Township's roadways.

"Level-of-service" is a measure of traffic congestion that rates roadways from A (least congested) through F (most congested). This measure identifies deficiencies in the roadway network. For example, a roadway segment with a level-of-service E or F is carrying more traffic than it is designed to carry.

The type and density of land use in an area determines the amount of traffic generated by that area. In turn, the amount of traffic generated affects roadway levels-of-service. Thus, the type and density of land use affects roadway levels-of-service. For example, traffic generated per acre of development is usually higher for commercial centers than for residential uses, and higher for multi-family residential uses than for single-family residential uses. In general, the more traffic generated by a land use, the greater the effect on roadway levels-of-service. The land uses recommended in this plan reflect existing and projected roadway levels-of-service. Therefore, deviations from this plan's land use recommendations will inevitably alter projected roadway levels-of-service.

## **Stages of Development**

The Comprehensive Plan for Marion County differentiates among various areas of the county by their history, rate of development, and pressure for growth--their stages of urban development. The countywide plan also explains all seven stages of development in detail. The Lawrence Township Comprehensive Plan identifies different areas of the township as being in Stages of Development 4, 5, 6, or 7 (see Map 7). The location and abbreviated development policies for these stages are as follows:



**MAP 7**  
**LAWRENCE TOWNSHIP**  
**STAGES OF DEVELOPMENT**

THE PREPARATION OF THIS MAP  
 WAS FINANCED IN PART BY A  
 COMMUNITY DEVELOPMENT BLOCK GRANT



APRIL, 1992  
 DEPARTMENT OF METROPOLITAN DEVELOPMENT  
 DIVISION OF PLANNING  
 INDIANAPOLIS-MARION COUNTY, INDIANA

- *Stage 1 (Regional Center Area), Stage 2 (Center City Revitalization Area), and Stage 3 (Established Center City Area) are not present in Lawrence Township.*

- *Stage 4 (Suburban Revitalization Area)*

Stage 4 extends along the township's southern border from Emerson Avenue to one-half mile east of Post Road. The northern boundary of Stage 4 is 46th Street, and the western boundary is the township line. Most of Stage 4 is within the old (pre-Uni-Gov) Indianapolis city limits.

Much of Stage 4 developed in the 1950s, and building standards in some cases reflect the post-World War II pressure for construction of affordable housing. Some of the area's infrastructure has since deteriorated, and some individual properties show signs of neglect.

Neighborhood commercial areas, especially along 38th Street, Shadeland Avenue, and Pendleton Pike, should be revitalized by strengthening adjacent residential areas and by directing new commercial uses to the existing commercial areas.

There is very little undeveloped land left in Stage 4. Commercial and industrial areas should be developed using integrated site designs, perimeter landscaping, low-impact lighting and signage, transitional yards, and other buffering measures that minimize adverse impacts on the surrounding area. Residential, commercial, and industrial infill of vacant sites should be encouraged where such development is recommended in the Comprehensive Plan. Public financial resources should be made available to assist in the financing of appropriate rehabilitation and reuse projects. Residential rehabilitation is needed especially in the eastern portion of Stage 4.

More detailed recommendations are made in the 38th and Shadeland Area Plan and in the Pendleton Pike Corridor Plan.

- *Stage 5 (Established Suburban Area)*

Most of Stage 5 is in western Lawrence Township; the Oaklandon area is also considered to be in this stage. In western Lawrence Township, Stage 5 land extends from 46th Street to as far north as 86th Street. The larger western Stage 5 area is bounded by the Washington Township/Lawrence Township line on the west. Sargent Road, Fort Benjamin Harrison's eastern boundary, and Mitthoefer Road are important eastern boundaries.

The majority of Stage 5 is developed. The use and reuse of Fort Benjamin Harrison, however, remains in question. The appropriate development, redevelopment, and conservation of base property is perhaps the greatest single planning issue facing

Lawrence Township in the 1990s. The potential reuse of the base will be studied extensively by the Fort Harrison Transition Task Force and its staff, with ample opportunity for public input. Fort Harrison property is included in both Critical Area 5 and Critical Area 6.

Although much of Stage 5 is residentially developed, commercial and industrial uses are clustered along State Road 37, Shadeland Avenue, and Pendleton Pike. These more intense uses should be prevented from encroaching into nearby viable residential areas. Infill development should be compatible with the area adjacent to it. Moreover, site design and planning should be used to minimize adverse impacts on the surrounding area, just as in Stage 4. Design characteristics and recommendations specifically applicable to the Pendleton Pike area are discussed in more detail in the Pendleton Pike Corridor Plan.

Environmentally sensitive areas such as the Fall Creek corridor and aquifer must be protected from inappropriate land uses and development intensities that might degrade the natural features of the areas. Development in this area should utilize buffering and other techniques which minimize potentially negative impacts upon nearby existing development. Development in the floodplain area is discouraged, by any such development should meet the requirements of the 100-year flood protection regulations. Further development recommendations for these natural areas are included in the critical areas section.

Oaklandon, while mostly suburban, has some historically significant structures concentrated along Oaklandon Road between the Conrail tracks and Pendleton Pike. This area could be made even more attractive if future redevelopment follows appropriate design standards. Such standards should be set by area residents in conjunction with public officials.

#### ■ *Stage 6 (Developing Suburban Area)*

Most of the northern part of Lawrence Township is in Development Stage 6, including the area north and east of Castleton Square, the Geist Reservoir area, and most of the Fall Creek corridor. A narrow belt of Stage 6 development along Mitthoefer Road extends from about 71st Street on the north to 38th Street on the south.

This stage is characterized by scattered development, including disconnected subdivisions that do not extend outward from the urban core. At least half of the Stage 6 area is not yet developed, and is experiencing or likely soon will experience development pressure. Because of this development pressure, undeveloped transitional areas between major land uses are at critical junctures.

Pressure for development contrary to the Comprehensive Plan is perhaps most acute in the Castleton area, where land planned and zoned for residential or industrial use



has been the subject of rezoning petitions for commercial use. Such pressure for intense land uses is common in Stage 6 areas. As a result, Stage 6 boundary lines for recommended land uses should be interpreted as definitive and fixed. This is especially true of Lawrence Township's critical areas, four of which are in the Castleton Stage 6 area.

There should be no urban development in the environmentally sensitive areas of the Fall Creek corridor and aquifer, Geist Reservoir, and the heavily wooded areas of northeast Lawrence Township. Development in nearby floodplain areas is also discouraged, but any such development should meet the requirements of the 100-year flood protection regulations. Further development recommendations for these natural areas are included in the critical areas section.

New development in Stage 6 should occur as recommended in the Comprehensive Plan, with careful consideration of public infrastructure capacities and proposed improvements. Several existing roadways are near, at, or over capacity; and many more roadways are projected to reach or exceed capacity in the future. New commercial and industrial developments should be carefully planned in terms of their location proximate to roadways and other infrastructure.

Commercial and industrial development should also employ careful site design and be integrated with existing or proposed adjacent development. Site plans, especially for commercial development, should allow for vehicular and pedestrian access between adjacent developments. Such site planning decreases the need to use the public roadway system for travel between sites. Moreover, new development should provide or make commitments for the provision of expanded public facilities to serve the new growth. As development of Lawrence Township's Stage 6 land continues, attention to these policies will encourage rational growth that does not overburden the City's infrastructure.

#### ■ *Stage 7 (Rural Area)*

The area on the far southeastern edge of Lawrence Township, just east of Mitthoefer Road and south of Pendleton Pike, is in Stage 7 of development. The area is mostly undeveloped and is not served by municipal water and sanitary sewers. What little residential development exists is mostly on individually developed single-family tracts along existing country roads. Platted subdivisions are the exception in Stage 7 areas.

Development should not take place in this area except where it is planned and adequately served by public infrastructure. New development should provide or make commitments for the provision of expanded public facilities to serve the new growth. Development in nearby floodplain areas is also discouraged, but any such development should meet the requirements of the 100-year flood protection regulations.

New development should also be integrated with existing development and should employ adequate landscaping, minimal signage, transitional yards, and other buffering measures to minimize impacts on the surrounding area. As with the other stages, development should be sensitive to the surrounding environment and to the area's natural features.

## **Critical Areas**

Some land use recommendations in Lawrence Township warrant special emphasis because of factors related to their location, unusual character, and significant development potential. It is essential to the Lawrence Township Comprehensive Plan that these "critical areas" be developed as recommended. The plan's land use recommendations for the remainder of the township are also important; but critical areas warrant a more detailed explanation.

The list of critical areas can only be expanded by the adoption of a new critical area as a Comprehensive Plan Segment. This process involves further study of an area by the Department of Metropolitan Development, which may then recommend an area to the Metropolitan Development Commission for adoption as a Comprehensive Plan Segment.

On the following pages are Lawrence Township's critical areas, including a description and map of each, the rationale for why it is designated "critical" to the plan, recommendations for development, and additional data. Floodplains, wetlands, proposed Thoroughfare Plan roadway improvements, and other features area also shown on the individual critical area maps. Map 8 shows the locations of the critical areas in Lawrence Township.

Like the rest of this narrative, the critical areas section is best understood when read in conjunction with the Marion County Comprehensive Plan narrative, the Lawrence Township Comprehensive Land Use Plan Map, and the Official Thoroughfare Plan for Marion County. Land use categories, indexing, and policies for development are more fully explained in the Marion County Comprehensive Plan narrative. Likewise, the Official Thoroughfare Plan contains more detailed information regarding roadways in Marion County. Consult these plans when using this Lawrence Township narrative.



## **Critical Area 1**

- **Location (see Map 9):** North side of 86th Street, from approximately 500 feet east of Castle Creek Parkway East Drive to the west boundary of Sahm Park on the east, then extending north one-quarter mile and west again to the eastern edge of Castle Creek Business Park (approximately 80 acres).
- **Land Use Plan Recommendations:** Office Center (OC) and Medium Density Residential (MD).
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**
  - North: Very Low Density Residential - VLD
  - East: Regional Park (Existing) - RP E
  - South: Regional Shopping Center - RSC
  - West: Neighborhood Shopping Center - NSC  
Office Center - OC
- **Stage of Development:** 6 (Developing Suburban Area).
- **Why Critical:** This site is the transition area between an existing Very Low Density Residential development to the north and Castleton Square Mall (a regional shopping center) to the south. In addition, a partially developed office park and a restaurant are located immediately west of the site, while a regional park is located along the site's east property line. One of only a few undeveloped tracts remaining in the Castleton area, the site is accessed from 86th Street, a four-lane local street.
- **Recommendations:**
  - a. Allow Office Center (OC) development for the bulk of the site (roughly the western three-quarters) and Medium Density Residential (MD) for the remainder. Because the site is partially wooded, and has good visibility and access from 86th Street, it is viable for office uses, particularly if developed as an integrated business park. Proximity to a major city park, shopping areas, and employment centers make the eastern portion of the site especially appropriate for multi-family development. Both the office uses and medium density residential uses should provide the necessary buffer between the intense retail uses to the south and the lower density residential area to the north. These uses would also best complement a major city park and benefit most from their close proximity to it.

- b. Do not allow retail commercial use of this land because it would be too intense. Retail uses would not be appropriate next to Sahm Park; nor would they be suitable as neighboring land uses to the single-family developments to the north. Moreover, retail development would generate a significantly higher amount of traffic than would office and medium density residential uses, thereby exacerbating Castleton's traffic problems.
- c. Generously landscape the site upon development. Preserve as many of the existing trees as possible. Because of the sensitivity of the adjacent park and single-family uses, make building setbacks and landscaping measures greatest along the east and north property lines.
- d. Develop the area in an integrated fashion, with both the Office and Medium Density Residential uses closely interrelating and having direct access to one another. Integrate these developments with the existing and adjoining Castle Creek Business Park.

■ Additional Data:

- a. Soil Limitations - The area is composed primarily of Miami and Brookston soils, with occasional pockets of Crosby soils as well. The Crosby and Brookston soils, due to wetness, severely limit the suitability of the site for development. The Miami soils present moderate limitations due to their shrink-swell characteristics. Good drainage systems and appropriate construction materials and techniques must be used to overcome these limitations.
- b. Drainage - Drainage problems are associated with the site and its Miami, Brookston, and Crosby soils. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - Second growth woodlands adjacent to the Sahm Park woodlands must be preserved.
- d. Sanitary Sewers - A sanitary sewer line is accessible along 86th Street, south of the site. That line is a force main, however, and the Department of Public Works will likely require special conditions, equipment, and design. New development should provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.

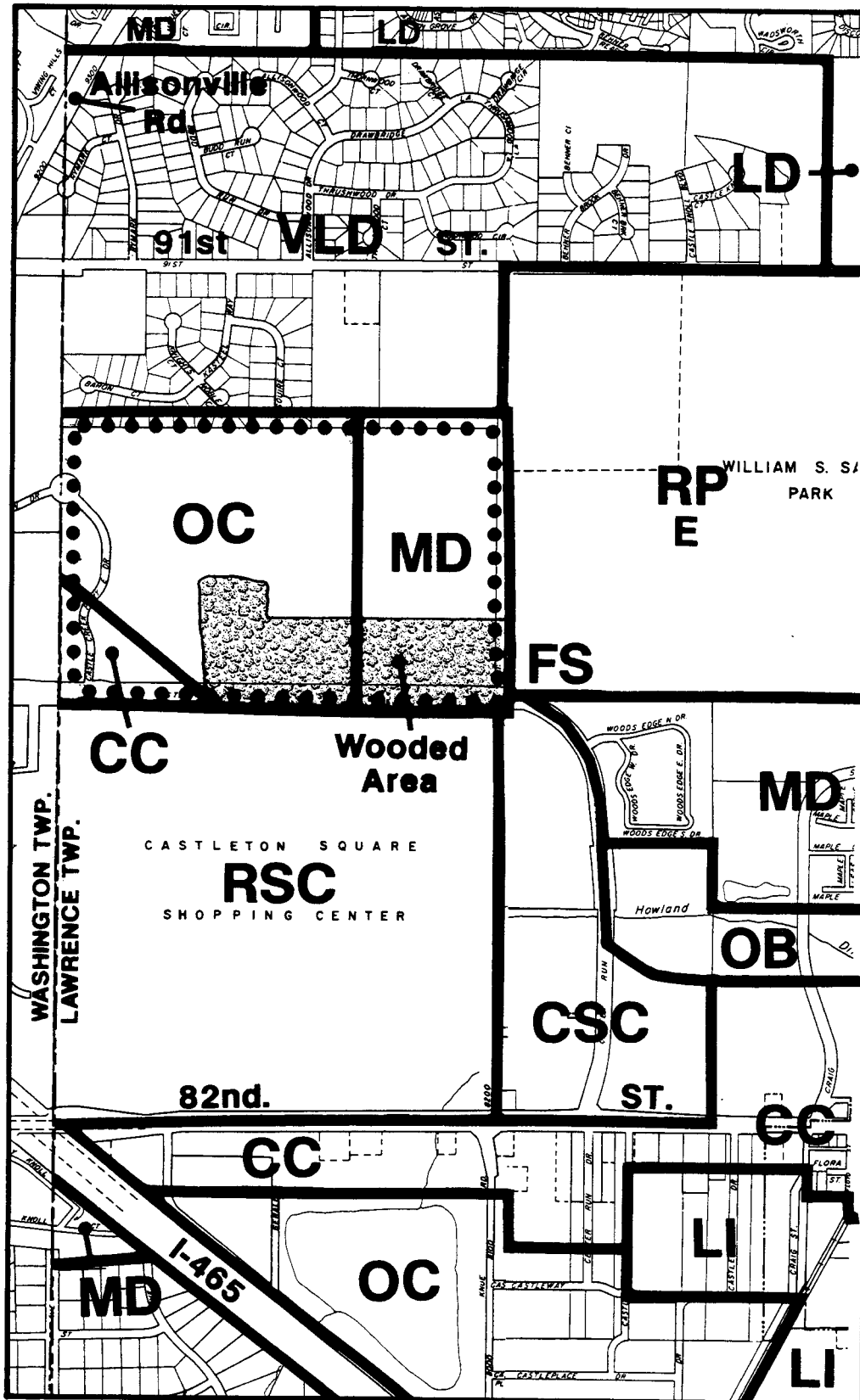
- e. **Water Facilities** - Water facilities are accessible along the southern perimeter of the site (86th Street).
- f. **Transportation** - The existing and projected capacities of the immediate area's arterial roadways are insufficient. Development of this site would add significant traffic to the 86th Street intersection with Allisonville Road in Washington Township and the intersection of Center Run Road and 82nd Street in Lawrence Township. In the Castleton area, both Allisonville Road and 82nd Street are currently operating far over capacity at an unacceptable level-of-service F.

The Official Thoroughfare Plan recommends that 82nd Street between Allisonville Road and I-69 be widened to a six-lane primary arterial. Much of this part of 82nd Street is currently four lanes.

In Critical Area 1 (as in all areas of the Lawrence Township Comprehensive Plan), the land use recommendations take into account both existing and projected roadway capacities, as well as roadway improvements proposed in the Thoroughfare Plan. Thus, even if 82nd Street were widened to six lanes as proposed in the Thoroughfare Plan, the Lawrence Township Comprehensive Plan's recommendations for Medium Density Residential and Office Center use would not be affected. In other words, even if roadway improvements are made, retail commercial use would still be unacceptable in Critical Area 1.

(See Map 9, next page)

Map 9 - Critical Area 1



## **Critical Area 2**

- Location (see Map 10): Principally east of Masters Road and south of the Hamilton County/Marion County line (approximately 102 acres).
- Land Use Plan Recommendation: Light Industrial (LI).
- Surrounding Land Uses Recommended in the Comprehensive Plan:

North: The Town of Fishers plan shows "Indianapolis Metropolitan Airport."

East: Heavy Industrial - HI

South: Medium Density Residential - MD

West: Low Density Residential - LD

- Stage of Development: 6 (Developing Suburban Area).
- Why Critical: This area represents one of the last remaining contiguous industrially zoned land areas in the Castleton area. It is situated within approximately one-quarter mile of the 96th Street interchange with I-69, has rail service, and is adjacent to the Indianapolis Metropolitan Airport property in Fishers.

Increasingly high traffic volumes on 96th Street and recent commercial development trends east of the I-69 interchange could bring pressure for commercial development; however, the existence of single-family homes to the west and an airport runway to the north make the less intense light industrial uses more appropriate.

- Recommendations:
  - a. Adhere to the land use recommendations of the Comprehensive Plan. The site's potential for sustaining viable light industrial development over the long term is good. Also, given the sensitivity of the residential area to the west and the safety needs of the municipal airport to the north, the optimal use for the site would be one having low intensity and which would not attract many people or generate much traffic. Light Industrial uses fit the parameters well, provided that they include a buffer between industrial and residential uses.
  - b. Orient future development on the site toward 96th Street, with the main point of access on 96th Street. Direct all truck traffic toward 96th Street, and encourage the use of 96th Street rather than Masters Road.



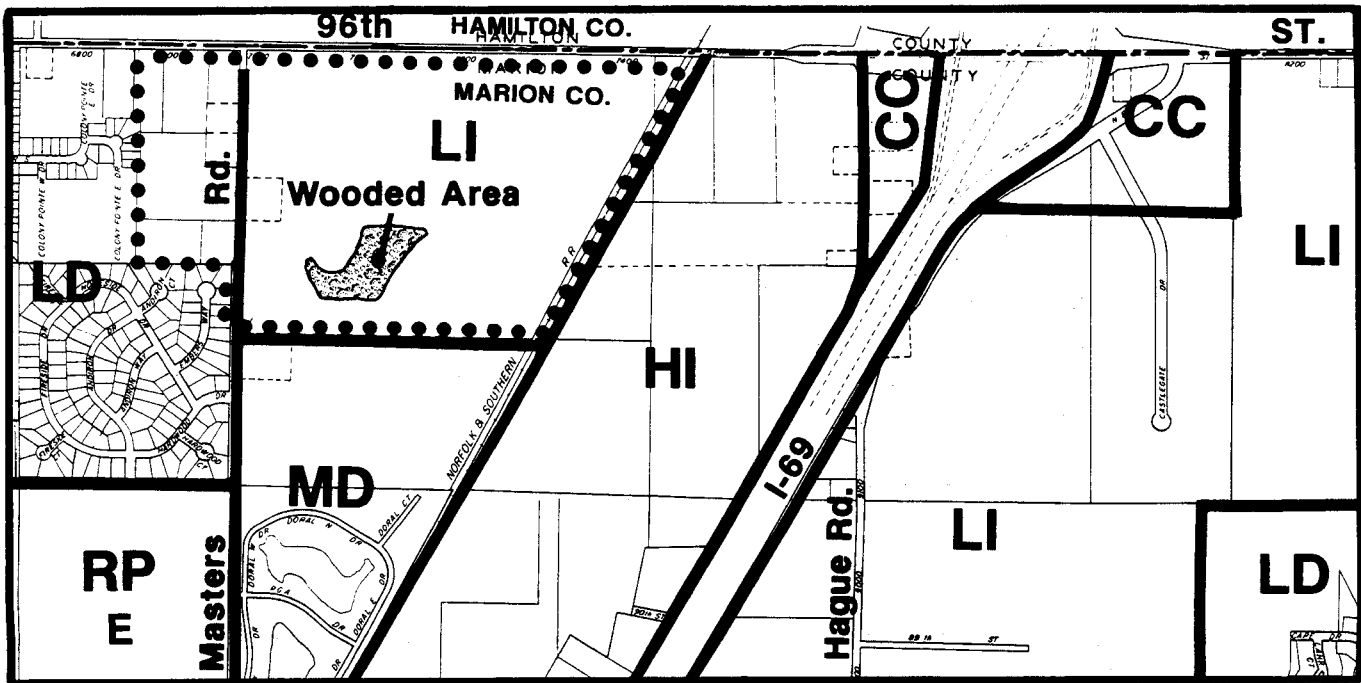
- c. Require structures along the site's southern and western perimeter to be smaller in scale, with a more residential appearance than other structures. This will help to buffer the impact on existing residences. Upon development, provide more generous landscaping and setbacks along the southern and western edges.

■ Additional Data:

- a. Soil Limitations - The site's Crosby and Brookston soils severely limit its unmitigated development potential because of their characteristic wetness and shrink/swell properties. Septic sewer systems would not function well; therefore sanitary sewers will be necessary. Drainage improvements would also likely be needed.
- b. Drainage - Drainage problems are associated with the Crosby and Brookston soils present at this site. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - The site is currently being cultivated; it is almost devoid of natural vegetation. No significant or unusual environmental limitations appear to be present.
- d. Sanitary Sewers - The area is not presently served by sanitary sewers. The nearest sewer line is adjacent to the south. New development should provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.
- e. Water Facilities - City water lines are located both to the east and to the south.
- f. Transportation - The Official Thoroughfare Plan recommends that 96th Street between Allisonville Road and I-69 remain a secondary arterial and be widened from two lanes to four lanes. This widening is identified on the Thoroughfare Plan as a Priority D improvement. This segment of 96th Street currently has sufficient capacity. The construction of the 96th Street bridge over the White River will have the impact of increasing future traffic on this roadway segment.

(See Map 10, next page)

Map 10 - Critical Area 2



### **Critical Area 3**

- **Location (see Map 11):** West of Hague Road and including property on both sides of 82nd Street (approximately 47 acres).
- **Land Use Plan Recommendations:** Medium Density Residential (MD), Office Buffer (OB), and Very Low Density Residential (VLD).
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**

**North:** Medium Density Residential - MD

**East:** Low Density Residential - LD

**South:** Very Low Density Residential - VLD

**West:** Hospital - H  
Office Buffer - OB  
Medium Density Residential - MD

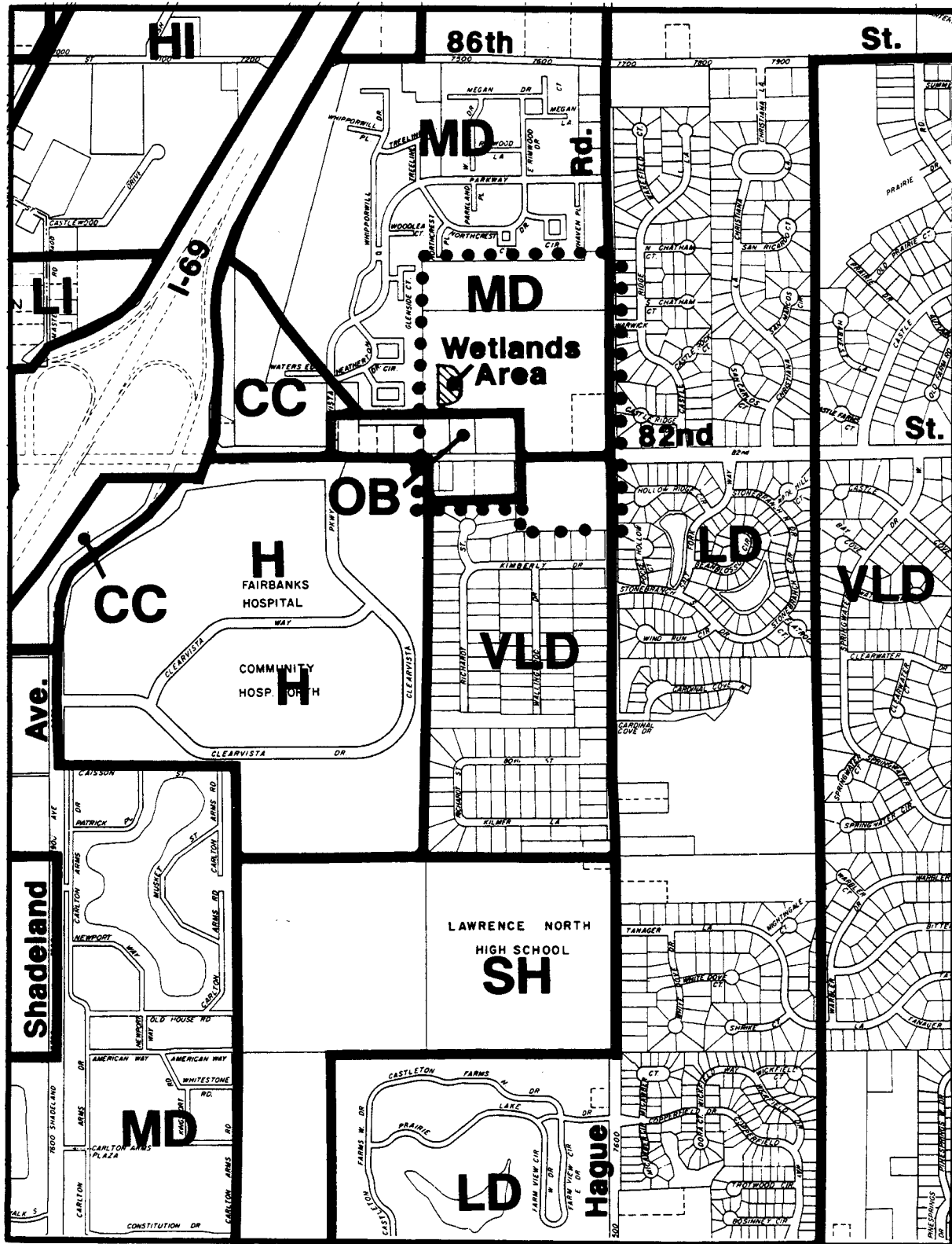
- **Stage of Development:** 6 (Developing Suburban Area).
- **Why Critical:** This area consists of some vacant land, two church properties, and a few free-standing office uses which all relate strongly to the intersection of Hague Road and 82nd Street. Because residential properties nearly surround this area and a hospital district is adjacent to it to the west, its future development is critical.
- **Recommendations:**
  - a. Adhere to the plan's recommendation for developing and maintaining the indicated transitional Office Buffer and Medium Density Residential uses. This is essential for maintaining the property values in the surrounding neighborhoods. Two single-family subdivisions have been developed on the northeast and southeast corners of the Hague Road/82nd Street intersection, and another single-family subdivision is located immediately south of the area. Any development which is not sensitive to these existing uses, such as retail commercial or industry, is not appropriate.
  - b. Develop (or redevelop) the properties within this area in an integrated nature, with shared access drives and limited signage. Design the recommended office land use as residential in character (scale, appearance, and other aspects).
  - c. When development occurs, preserve sufficient right-of-way to accommodate the proposed widening of 82nd Street.

■ Additional Data:

- a. Soil Limitations - The wetness and significant shrink-swell properties of the area's Crosby-Brookston soils severely limit its development potential with regard to basements, foundations, drives, and septic systems. Sanitary sewers and appropriate site preparation and construction measures should be used to offset or mitigate these limiting conditions and help ensure the successful long-term development of this area.
- b. Drainage - Drainage problems are associated with the Crosby and Brookston soils present at this site. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - The National Wetlands Inventory Map shows a wetland on the western edge of the critical area. If this is confirmed as a wetland, it must be protected from development.
- d. Sanitary Sewers - A sewer line is located east of the site along the eastern right-of-way of Hague Road. New development should provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.
- e. Water Facilities - Water lines currently exist at the intersection of 82nd street and Hague Road.
- f. Transportation - The Official Thoroughfare Plan recommends that 82nd Street be a four-lane primary arterial roadway. Hague Road is identified as a four-lane secondary arterial roadway. Right-of-way should be dedicated to accommodate necessary future roadway widenings. Traffic demand in this segment of 82nd Street currently exceeds capacity, while Hague Road currently has sufficient capacity.

(See Map 11, next page)

Map 11 - Critical Area 3



#### **Critical Area 4**

- Location (see Map 12): East of Hague Road and south of 96th Street (approximately 101 acres).
- Land Use Plan Recommendation: Light Industrial (LI).
- Surrounding Land Uses Recommended in the Comprehensive Plan:

North: The Town of Fishers Comprehensive Plan and Ordinances designate Retail Commercial use for this area.

East: Low Density Residential - LD

South: Low Density Residential - LD

West: Commercial Cluster - CC  
Light Industrial - LI

- Stage of Development: 6 (Developing Suburban Area).
- Why Critical: Critical Area 4 consists of undeveloped land located between existing land uses of widely varying intensities. The area to the west and southwest is almost entirely developed with industrial uses, and commercial development is recommended between these industrial uses and 96th Street. Commercial development is located north of the critical area across 96th Street in Hamilton County. The areas to the south and east of Critical Area 4 are developed with Low Density Residential subdivisions.

Environmental concerns are also important to the designation of this site as a critical area. Several portions of the area are identified as wetlands on the National Wetlands Inventory Map. The wetland on the southernmost boundary of the critical area contains woodlands and is a natural buffer for the residential area to the south.

Traffic congestion is a concern in this area. Development of Critical Area 4 as an integrated light industrial use with limited access points onto 96th Street will cause fewer traffic impacts than commercial use of all or parts of the area.

Finally, this is a prime location for industrial development in Lawrence Township, a township with a relatively small supply of undeveloped industrial land.

- Recommendations:
  - a. Develop this critical area entirely with integrated light industrial uses, with limited access points onto 96th Street. Use an integrated campus-style site

design to protect the wetlands on the site and residential areas south and east of the site. Limit access points onto 96th Street to lessen the development's impact on traffic congestion by mitigating the need for further curb cuts and traffic lights. Do not allow retail uses in Critical Area 4--their attendant curb cuts and higher traffic volumes would only increase 96th Street's congestion and safety problems. Moreover, retail commercial uses would intrude more on the quiet, less intense residential subdivisions to the east.

- b. Buffer the adjacent residential areas to the south and east from the recommended light industrial use by careful site design, landscaping, and regulation of the lighting, parking, building height, and other non-residential characteristics. Do not provide traffic access, particularly industrial truck traffic, from Critical Area 4 onto Village Way, a residential street south and east of the critical area.
- c. Protect all areas confirmed to be wetlands. Use the wetland on the southernmost boundary, which contains woodlands, as a buffer between the critical area's industrial use and the residential area to the south. Several portions of this critical area are identified as wetlands on the National Wetlands Inventory Map, and the northeast corner contains a water feature not shown on the National Wetlands Inventory Map or on Map 12. More detailed information on the locations and characteristics of these wetland sites is available from the U.S. Department of the Interior, Fish and Wildlife Service and the Marion County Soil and Water Conservation District.

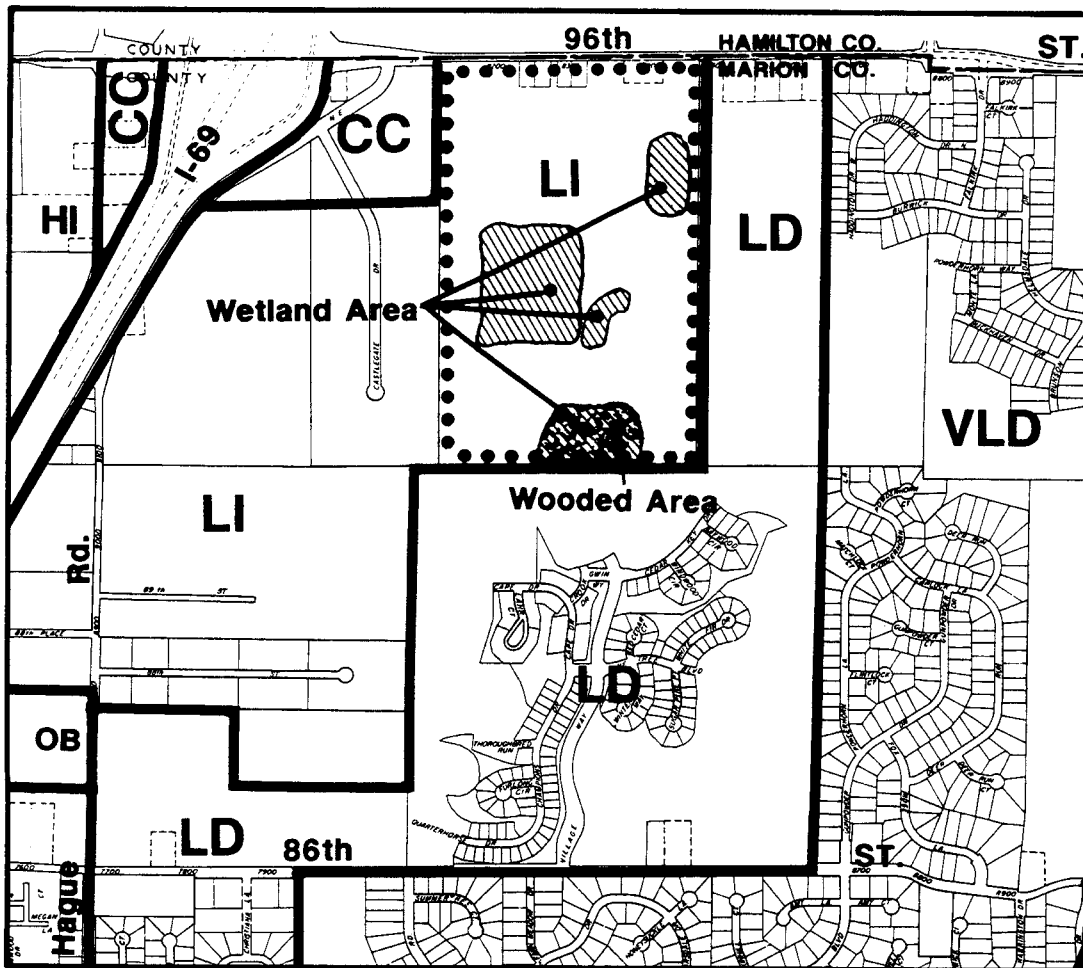
■ Additional Data:

- a. Soil Limitations - The site contains Crosby-Brookston soils. This soil combination is rated severe in terms of wetness and moderate in terms of shrinking and swelling. Non-agricultural development must take account of these soil limitations.
- b. Drainage - Drainage problems are associated with the Crosby-Brookston soils present in this critical area. This area also contains ponds and possible wetlands. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - The areas confirmed to be wetlands on the site must be protected. Whether or not it is confirmed as a wetland, the wooded area on the southern boundary must be protected and used as a natural buffer for the residences to the south.
- d. Sanitary Sewers - Development at this site should be served by the sanitary

sewer system to the west, at the Boehringer Mannheim Corporation site. New development should provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.

- e. **Water Facilities** - Municipal water is available immediately to the west, at the Boehringer Mannheim Corporation site.
- f. **Transportation** - The Official Thoroughfare Plan recommends that 96th Street from I-69 to Sargent Road be a four-lane secondary arterial roadway. Between I-69 and Village Way, 96th Street has been widened to five lanes. These improvements are designed to allow the roadway to maintain its current capacity.

**Map 12 - Critical Area 4**





## **Critical Area 5**

- **Location (see Maps 13a and 13b):** Both sides of Mud Creek, from 96th Street on the north to Fall Creek Road on the south (approximately 1066 acres).
- **Land Use Plan Recommendations:** In the area generally following the Mud Creek floodway, the primary recommendations are Linear Park (Proposed) (LP P) and Community Park (Proposed) (CP P). In most cases, these are accompanied by the indexed, or secondary, recommendation of Very Low Density Residential (1).<sup>1</sup> In the area generally following the Mud Creek floodway fringe and the adjacent hillsides, the primary recommendation is for Urban Conservation (UC) and the secondary recommendation is for Very Low Density Residential (1).
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**
  - North:** The Town of Fishers Comprehensive Plan and Ordinances designate Single-family Residential use west of Mud Creek.  
The City of Noblesville zoning ordinance designates Low Density Residential use east of Mud Creek.
  - East:** Very Low Density Residential - VLD
  - South:** Urban Conservation indexed to Very Low Density Residential - UC (1)  
Linear Park (Proposed) - LP P  
Linear Park (Proposed) indexed to Very Low Density Residential - LP P (1)  
Community Park (Existing) - CP E  
Community Park (Proposed) indexed to Very Low Density Residential - CP P (1)
  - West:** Very Low Density Residential - VLD
- **Stage of Development:** 5 (Established Suburban Area) and 6 (Developing Suburban Area).
- **Why Critical:** Most of this critical area's 1066 acres are wooded areas and wetlands, with Mud Creek running north to south through the center of the area. These woods and wetlands, along with the Mud Creek floodway and its fringe area, make Critical Area 5 an environmentally sensitive natural area that merits close scrutiny.

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<sup>1</sup> Indexing is a method of numerically assigning a secondary land use recommendation to an area. On the Lawrence Township Comprehensive Plan map the indexed land use is shown in parentheses next to the primary land use recommendation. For further explanation of the indexing concept, please refer to the Marion County Comprehensive Plan narrative, pages 12-13.

The area's woodlands and wetlands cover much of the critical area. In addition to their intrinsic value as natural assets, these areas provide a natural habitat for various wildlife species, including the endangered Indiana Bat. These natural features also help make the Mud Creek floodway and its fringe area ideal for linear park use.

Two other factors make this a critical area. The Mud Creek area contains a small feeder, or tributary, aquifer to the Fall Creek Aquifer, and thus will affect the future public water supply (see also Critical Area 6). In addition, a proposed realignment of 82nd Street bisects Critical Area 5.

■ Recommendations:

- a. Protect the area's woodlands through tree preservation. Tree preservation is a community-wide objective, and this area contains woodlands stretching from Fall Creek Road to the Marion County Line. Trees help prevent soil erosion, enhance the area's natural beauty, filter pollution, mitigate the higher temperatures associated with paved surfaces, and provide a necessary habitat for the endangered Indiana Bat, as well as other wildlife species.
- b. Protect the area's wetlands. Wetland areas are beneficial to the entire community: they provide natural retention areas for floodwater, natural filtration systems for storm water runoff and stream surface water, and habitats for various wildlife species. The wetlands depicted on the Critical Area 5 map are generalized from the National Wetlands Inventory Map. More detailed wetland information is available from the U.S. Department of the Interior, Fish and Wildlife Service and the Marion County Soil and Water Conservation District.
- c. Create a linear park along Mud Creek. (A linear park is a connected system of landholdings creating a chain of open space.) The Comprehensive Plan recommends that a linear park be established between 96th Street and Fall Creek Road. The linear park would help serve the area's recreational needs. It would also make excellent use of the natural features as it preserves them. To meet these objectives, the linear park should serve passive recreational activities such as biking, running, and hiking.
- d. Protect the area as a feeder, or tributary, aquifer to the Fall Creek Aquifer, which will provide drinking water to the northeast metropolitan area (see Recommendations e through p, below).
- e. Keep development densities low, preserving as much natural open space as possible. Where recommended park and Urban Conservation uses are indexed to Very Low Density Residential development, limit gross residential density to no more than one unit per acre and use clustering techniques (see Recommendation n, below). Minimizing impervious surface area will reduce

the chance of flooding and allow more rainwater to reach the aquifer.

- f. Restrict uses to only those which pose no threat of contamination to the tributary aquifer. Prohibit the placement of threatening land uses in the area. For example, dry cleaning establishments, car washes, chemical storage, and gasoline service stations are *not* acceptable uses in this critical area. The permanent storage and regular use of chemicals on site make such businesses potentially harmful to the drinking water supply. All development petitions must be evaluated carefully by staff regarding the use and/or storage of petroleum products, detergents and other commercial cleaning agents, salts, solvents, and other chemicals. Development petitions must include appropriate commitments or conditions that prohibit unacceptable uses. The Indianapolis Water Company must also be consulted during the development review process.
- g. Develop an "Aquifer and Well Field Protection Plan" that would summarize existing protection programs, map primary and secondary well field protection areas, and recommend detailed land use and development policies. Such a plan should include an inventory of past, present, and potential sources of groundwater contamination and a contamination contingency plan. The Marion County Health Department is an appropriate agency to undertake the plan.
- h. Prohibit dry wells in this critical area. Most drainage measures allow storm water to slowly percolate through the soil layers, be cleansed of some contaminants and eventually reach the tributary aquifer. Dry wells, on the other hand, facilitate site drainage by bypassing layers of soil and directly expose the tributary aquifer to contaminants.
- i. Educate property owners and lease holders to prevent groundwater contamination through proper management of the application of chemicals on agricultural, residential, golf course, and park land. The Indianapolis Water Company, Marion County Health and Hospital Corporation, and the Department of Metropolitan Development can conduct public education seminars, advertising, or neighborhood meetings to encourage conservation and protection of the aquifer. Such conservation methods may include organic or other non-chemical means of controlling insects and "Tox-Away" programs for safe disposal of toxic household wastes.
- j. Post signs along Sargent Road, 96th Street, 82nd Street, and Fall Creek Road which display emergency phone numbers to facilitate immediate notification of fire departments and other emergency personnel about potential groundwater contamination.
- k. Study the possibility of introducing an "Aquifer Overlay Zoning District"

which could specify appropriate land uses, list prohibited chemicals, and provide other viable regulatory measures. Such a zoning district could be appropriate because of the importance of maintaining a safe water supply. Zoning district regulations may include but are not limited to the following:

- prohibition of land uses threatening to groundwater;
  - transfer of development rights from this zoning district to an area outside of the tributary aquifer area;
  - performance standards that set forth special requirements for potential developers in this area;
  - more stringent site plan review;
  - more stringent drainage standards to protect groundwater from contaminated storm water;
  - encouragement of cluster subdivisions;
  - impervious coverage standards to limit the area of streets and other impervious surfaces that prevent water from entering the ground;
  - chemical and fuel storage restrictions;
  - stringent sewage discharge permits;
  - regulation of septic system cleaners;
  - conversion of septic systems to sewer systems; and
  - nitrogen loading standards to control the amount of nitrogen that is added to the soil via fertilizers.
- l. Utilize or create a foundation or other organization to obtain parts of the area for development as a park to ensure that valuable natural resources are preserved. Include in the foundation's membership government agencies, the Indianapolis Water Company, affected property owners and area residents, and environmental preservation organizations such as the Indianapolis Parks Foundation and Groups Advocating Urban Greenspace Environments (GAUGE). Purchasing the land for conservation as a wildlife refuge would offer the highest degree of protection for the tributary aquifer and for wetland and woodland areas.
- m. In areas with indexed recommendations for Very Low Density Residential development, require potential developers to prepare and implement plans of operation which recognize and protect the tributary aquifer. Include in the plans of operation guidelines for the prevention and abatement of groundwater contamination.
- n. In areas with indexed recommendations for Very Low Density Residential development, implement cluster development to help preserve environmentally sensitive areas. Clustering reduces the area of impervious street surface, allowing more storm water to be absorbed by the soil and ultimately return to the tributary aquifer. In order to preserve wooded areas in cluster developments, require tree inventories and preservation plans.

- o. To preserve subsurface water quality in areas with indexed recommendations for Very Low Density Residential development, require all development to be served by sanitary sewers and city water. The cost could be reduced through clustering (see Recommendation n).
- p. Closely monitor area development and its effect on groundwater quality. This should be done by the Indianapolis Water Company.
- q. Acquire right-of-way to meet the Thoroughfare Plan requirements, including the proposed realignment and widening of 82nd Street.

■ Additional Data:

- a. Soil Limitations - Soils located at the site are Genesee, Hennepin, and Sloan. Genesee and Sloan carry severe restrictions for building because of flooding and wetness. Sloan is a very poorly drained soil. The Hennepin Soil Association is rated severe because of the presence of steep slopes. These characteristics are unfavorable for buildings, including residential structures. Because of the danger to the tributary aquifer, septic systems should not be allowed in this area.
- b. Drainage - Genesee, Hennepin, and Sloan soils pose drainage problems for development in this critical area. Should any petitions for development arise in indexed areas, they must include storm sewers as protection for the tributary aquifer. This critical area contains significant wetlands, which help reduce the severity of floods by slowing and storing storm water. In addition, a large portion of the critical area is in the Mud Creek floodway and floodway fringe. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.

Drainage in the Mud Creek Valley is also affected by development in the Mud Creek watershed north of Marion County. The City of Indianapolis should inform Hamilton County and Fall Creek Township officials of the drainage issues in the Marion County portion of the Mud Creek Valley.

- c. Environmental Constraints - Any development must be sensitive to the aquifer flowing beneath Mud Creek. In addition, partly due to their contributory impact on the tributary aquifer's quality and long-term viability, and partly due to their own environmental significance, the existing wetlands, woodlands, and floodplain areas must be preserved to the greatest extent possible. The Linear Park, Community Park and Urban Conservation recommendations apply to areas that are steeply sloped, wooded, identified as

wetlands, and/or are in the floodway of Mud Creek. This area is an important component of the Marion County linear park system. The proposed Community and Linear Parks in Critical Area 5 are rated as having "very high" potential for a park site in the Comprehensive Parks, Recreation, and Open Space Plan.

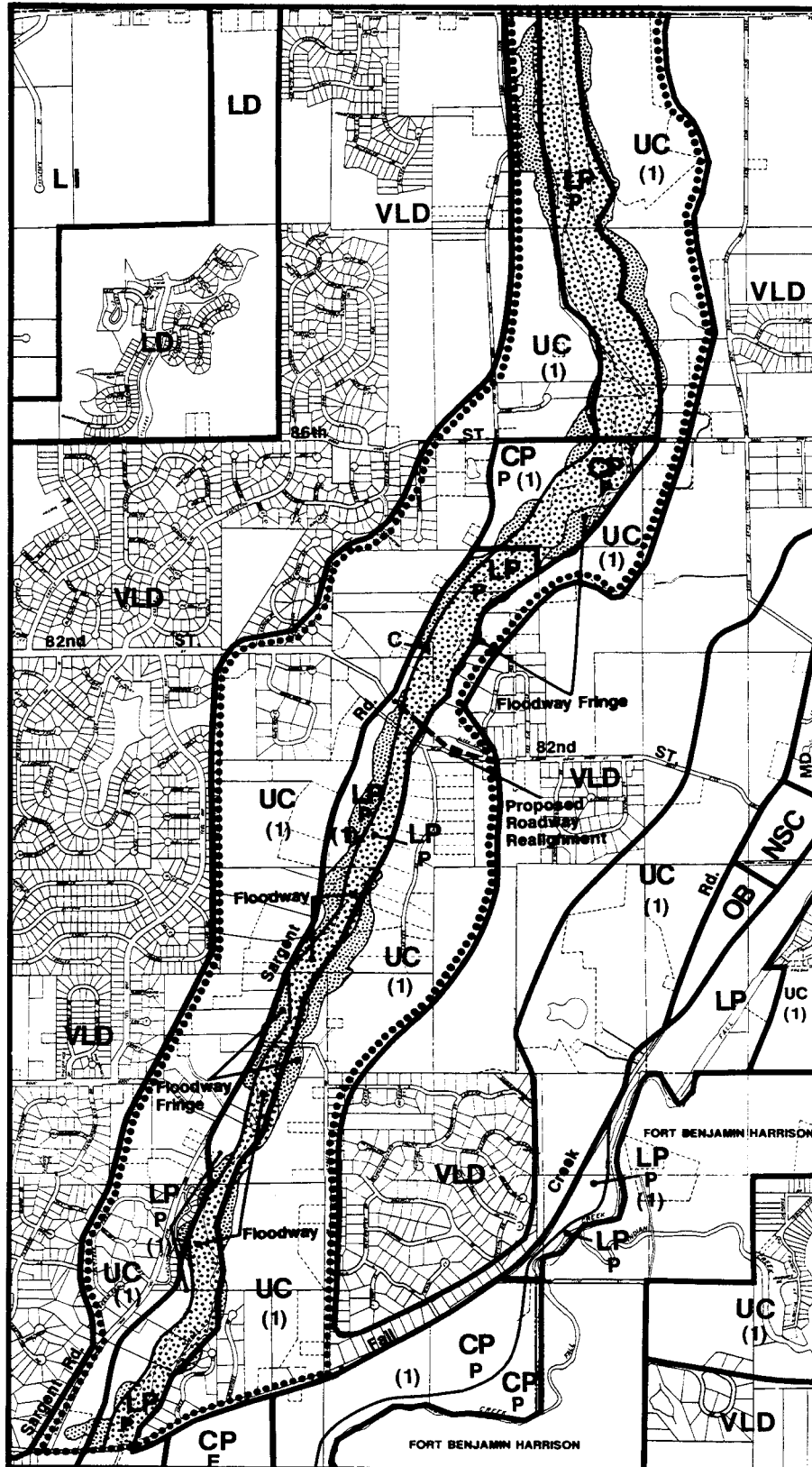
The use of pesticides, herbicides, fertilizers, and the storage and disposal of commercial and household wastes (e.g., automobile oil, cleaning products, paint, and other wastes) must be controlled within the critical area to prevent contamination of the tributary aquifer.

- d. Sanitary Sewers - This area is not served by sanitary sewers. The wetness and slow absorption of the soil types severely restrict the effectiveness of septic systems. New development must provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.
- e. Water Facilities - Municipal water is available both at 86th Street and in the southern part of the Critical Area at Sargent Road and Knollvalley Lane.
- f. Transportation - The Official Thoroughfare Plan recommends that Sargent Road between 96th Street and Fall Creek Road remain a two-lane secondary arterial.

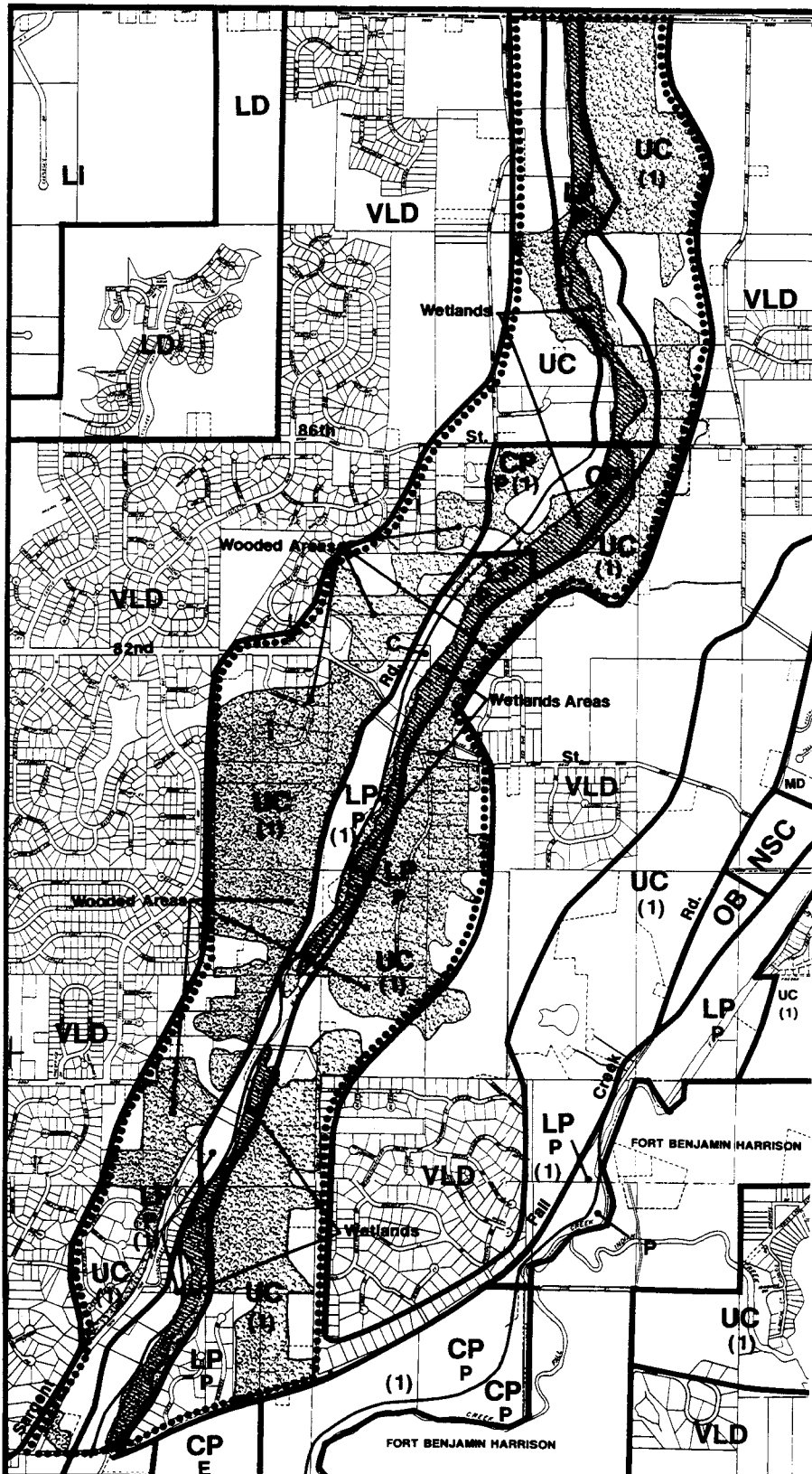
In this critical area, 82nd Street is recommended for realignment (see Map 13a) and widening. This roadway segment would be widened from two lanes to four lanes. The recommended improvements should maintain the present capacity of Sargent Road, which is sufficient. The improvements should increase the capacity of 82nd Street, which presently has insufficient capacity between Sargent Road and Hague Road.

(See Maps 13a and 13b, next two pages)

Map 13a - Critical Area 5, Flood-prone Areas



Map 13b - Critical Area 5, Woodlands and Wetlands





## **Critical Area 6**

- Location (see Maps 14.1a-14.2b): South of Geist Reservoir, on both sides of Fall Creek, encompassing all of the Fall Creek floodplain and adjacent bluffs; west of Indian Lake Road, Indian Lake, and Lee Road; north of 63rd Street; and east of I-465 (approximately 1772 acres).
- Land Use Plan Recommendations: In order of approximate area coverage, recommended land uses are Fort Benjamin Harrison, 40%; Urban Conservation (UC), 35%; Community Park (CP), 10%; Linear Park (LP), 8%; Medium Density Residential (MD), 3%; Neighborhood Shopping Center (NSC), 2%; Office Buffer (OB), 2%.

Most of the recommended Urban Conservation (UC), Linear Park (LP), and Community Park (CP) areas are indexed to Very Low Density Residential (1). One area recommended for Linear Park is indexed to Medium Density Residential (3).

- Surrounding Land Uses Recommended in the Comprehensive Plan:

North: Medium Density Residential - MD  
Very Low Density Residential - VLD  
Urban Conservation indexed to Very Low Density Residential - UC (1)  
Linear Park, sometimes indexed to Very Low Density Residential - LP (1)  
Geist Reservoir

East: Very Low Density Residential - VLD  
Urban Conservation indexed to Very Low Density Residential - UC (1)

South: Fort Benjamin Harrison  
Urban Conservation indexed to Very Low Density Residential - UC (1)  
Very Low Density Residential - VLD

West: I-465  
Office Buffer - OB

- Stage of Development: 5 (Established Suburban Area) and 6 (Developing Suburban Area).
- Why Critical: The area possesses an abundance of environmentally significant features which warrant special attention. The area contains a major segment of the underground Fall Creek Aquifer, a significant water resource for Indianapolis, Lawrence, and Fort Harrison. The Fall Creek Valley is one of Marion County's last expanses of contiguous woodlands. In addition, Fall Creek is susceptible to periodic flooding, its floodplain is punctuated with wetlands, and the entire stream valley provides natural habitat for various wildlife species, including the Great Blue Heron and the endangered Indiana Bat. Some important improvements are recommended for a few of the roadways which traverse this area. Finally, part of Fort Benjamin Harrison is in this critical area.

■ Recommendations:

- a. Protect the Fall Creek Aquifer. The aquifer is expected to provide a significant amount of drinking water to the Indianapolis, the Fort Benjamin Harrison area, and the City of Lawrence. While the metropolitan area's population continues to grow, Lawrence Township's sub-surface water resources will provide the necessary additional water capacity to meet the increased demand. By taking precautions now, the future quality of the subsurface water can be assured (see Recommendations b through m, below).
- b. Keep development densities low, preserving as much natural open space as possible. Where recommended park and Urban Conservation uses are indexed to Very Low Density Residential development, limit gross residential density to no more than one unit per acre and use clustering techniques (see Recommendation n, below). Minimizing impervious surface area will reduce the chance of flooding and allow more rainwater to reach the aquifer.
- c. Restrict uses to only those which pose no threat of contamination to the aquifer. Prohibit the placement of threatening land uses in the area. In the area of 79th Street and Fall Creek Road, restrict uses in the planned commercial node, including a recommended Neighborhood Shopping Center and Office Buffer area. For example, dry cleaning establishments, car washes, chemical storage, and gasoline service stations are *not* acceptable uses in this commercial node or in the rest of the critical area. The permanent storage and regular use of chemicals on site make such businesses potentially harmful to the drinking water supply. All development petitions must be evaluated carefully by staff regarding the use and/or storage of petroleum products, detergents and other commercial cleaning agents, salts, solvents, and other chemicals. Development petitions must include appropriate commitments or conditions that prohibit unacceptable uses. The Indianapolis Water Company must also be consulted during the development review process.
- d. Develop an "Aquifer and Well Field Protection Plan" that would summarize existing protection programs, map primary and secondary well field protection areas, and recommend detailed land use and development policies. Such a plan should include an inventory of past, present, and potential sources of groundwater contamination and a contamination contingency plan. The Marion County Health Department is an appropriate agency to undertake the plan.
- e. Prohibit dry wells in this critical area. Most drainage measures allow storm water to slowly percolate through the soil layers, be cleansed of some contaminants and eventually reach the aquifer. Dry wells, on the other hand, facilitate site drainage by bypassing layers of soil and directly expose the aquifer to contaminants.

- f. Educate property owners and lease holders to prevent groundwater contamination through proper management of the application of chemicals on agricultural, residential, golf course, and park land. The Indianapolis Water Company, Marion County Health and Hospital Corporation, and the Department of Metropolitan Development can conduct public education seminars, advertising, or neighborhood meetings to encourage conservation and protection of the aquifer. Such conservation methods may include organic or other non-chemical means of controlling insects and "Tox-Away" programs for safe disposal of toxic household wastes.
- g. Post signs along Fall Creek Road, 82nd Street, and 79th Street which display emergency phone numbers to facilitate immediate notification of fire departments and other emergency personnel about potential groundwater contamination.
- h. Study the possibility of introducing an "Aquifer Overlay Zoning District" which could specify appropriate land uses, list prohibited chemicals, and provide other viable regulatory measures. Such a zoning district could be appropriate because of the importance of maintaining a safe water supply. Zoning district regulations may include but are not limited to the following:
  - prohibition of land uses threatening to groundwater;
  - transfer of development rights from this zoning district to an area outside of the aquifer area;
  - performance standards that set forth special requirements for potential developers in this area;
  - more stringent site plan review;
  - more stringent drainage standards to protect groundwater from contaminated storm water;
  - encouragement of cluster subdivisions;
  - impervious coverage standards to limit the area of streets and other impervious surfaces that prevent water from entering the ground;
  - chemical and fuel storage restrictions;
  - stringent sewage discharge permits;
  - regulation of septic system cleaners;
  - conversion of septic systems to sewer systems; and
  - nitrogen loading standards to control the amount of nitrogen that is added to the soil via fertilizers.
- i. Utilize or create a foundation or other organization to obtain parts of the area for development as a park to ensure that valuable natural resources are preserved. Include in the foundation's membership government agencies, the Indianapolis Water Company, affected property owners and area residents, and environmental preservation organizations such as the Indianapolis Parks Foundation and Groups Advocating Urban Greenspace Environments (GAUGE).

Purchasing the land for conservation as a wildlife refuge would offer the highest degree of protection for the aquifer and for wetland and woodland areas.

- j. In areas with indexed recommendations for Very Low Density Residential development, require potential developers to prepare and implement plans of operation which recognize and protect the aquifer. Include in the plans of operation guidelines for prevention and abatement of groundwater contamination.
- k. In areas with indexed recommendations for Very Low Density Residential development, implement cluster development to help preserve environmentally sensitive areas. Clustering reduces the area of impervious street surface, allowing more storm water to be absorbed by the soil and ultimately return to the aquifer. In order to preserve wooded areas in cluster developments, require tree inventories and preservation plans.
- l. To preserve subsurface water quality in areas with indexed recommendations for Very Low Density Residential development, require all development to be served by sanitary sewers and city water. The cost could be reduced through clustering (see Recommendation k).
- m. Closely monitor the effect of area development on groundwater quality. This should be done by the Indianapolis Water Company.
- n. Protect the wetland areas associated with Fall Creek. The wetland areas portrayed on the Critical Area 6 map are generalized. More detailed wetland maps are available from the National Wetland Inventory (U.S. Dept. of the Interior, Fish and Wildlife Service), and the Marion County Soil and Water Conservation District. The Fall Creek wetlands benefit the Indianapolis and Lawrence communities by providing natural retention areas for flood waters, natural filtration systems for storm water runoff and the associated stream's surface water, and habitat for the Great Blue Heron and other wildlife.
- o. Create a linear park along Fall Creek. (A linear park is a connected system of landholdings creating a chain of open space.) Responding to both the lack of park land in the general area and to the natural setting, the Comprehensive Plan recommends that a Linear Park be established between 79th Street and Fall Creek Park. The Linear Park would help serve the recreational needs of Geist Reservoir area residents, and it would help preserve the wetlands, woodlands, and floodway areas associated with Fall Creek. To meet these objectives, the Linear Park should be tailored to serve relatively passive recreational activities.
- p. Preserve the woodlands along Fall Creek and throughout its floodplain area and associated bluffs. Tree preservation is a community-wide objective, and this area offers possibly the best chance to preserve a major contiguous wooded

corridor. Trees also help prevent soil erosion, and they provide necessary habitat for both the Indiana Bat and the Great Blue Heron.

- q. Acquire sufficient right-of-way to accommodate the planned connection of 79th Street and 82nd Street at Fall Creek Road. This connector should be designed and constructed in such a way as to create minimal impact on the wetlands and woodlands adjacent to the roadway.
- r. Incorporate the recommendations for this area into the Fort Harrison Reuse Plan when it is developed. Much of Critical Area 6 includes the northern perimeter of Fort Harrison, which has been targeted for closure. The Fort's reuse strategies should recognize the environmental features and limitations mentioned above, and respond to them with similar and complementary recommendations.

■ **Additional Data:**

- a. **Soil Limitations** - The area encompasses six different soil associations: Genessee and Sloan soils predominate in the floodplain area; Hennepin and Ockley soils cover significant portions of the critical area's hillsides; while Miami and Eel soils account for the remainder. Genessee and Sloan soils are prone to flooding and they are characterized by wetness. They severely limit the possibilities for shallow excavations, construction of buildings (with or without basements), roadways, and septic systems. These soils present a constraint to future development, although specially engineered roadways and sanitary sewers can be constructed through them.

In Critical Area 6, Hennepin Soils are generally found along the escarpments and hillsides associated with the perimeter of the Fall Creek floodplain. These soils also severely limit any development involving excavations, building and roadway construction, and septic systems because of their characteristic steep slopes. Ockley, Miami, and Eel soils are less restricting for development in general, although they too severely restrict the effectiveness of septic sewer systems. Because of the danger to the aquifer, septic systems should not be allowed in this area.

- b. **Drainage** - Genessee, Hennepin, and Sloan soils pose drainage problems for development in this critical area. Should any petitions for development arise in indexed areas, they must include storm sewers as protection for the aquifer. This critical area contains significant wetlands, which help reduce the severity of floods by slowing and storing storm water. In addition, much of the critical area is in the Fall Creek floodway and floodway fringe. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements of the City Drainage and Sediment Control Ordinance.

- c. **Environmental Constraints** - Any development must be sensitive to the aquifer flowing beneath Fall Creek. In addition, partly due to their contributory impact on the aquifer's quality and long-term viability, and partly due to their own environmental significance, the existing wetlands, woodlands, and floodplain areas must be preserved to the greatest extent possible. The Linear Park, Community Park and Urban Conservation recommendations apply to areas that are steeply sloped, wooded, identified as wetlands, and/or are in the floodway of Fall Creek. This area is an important component of the Marion County linear park system.

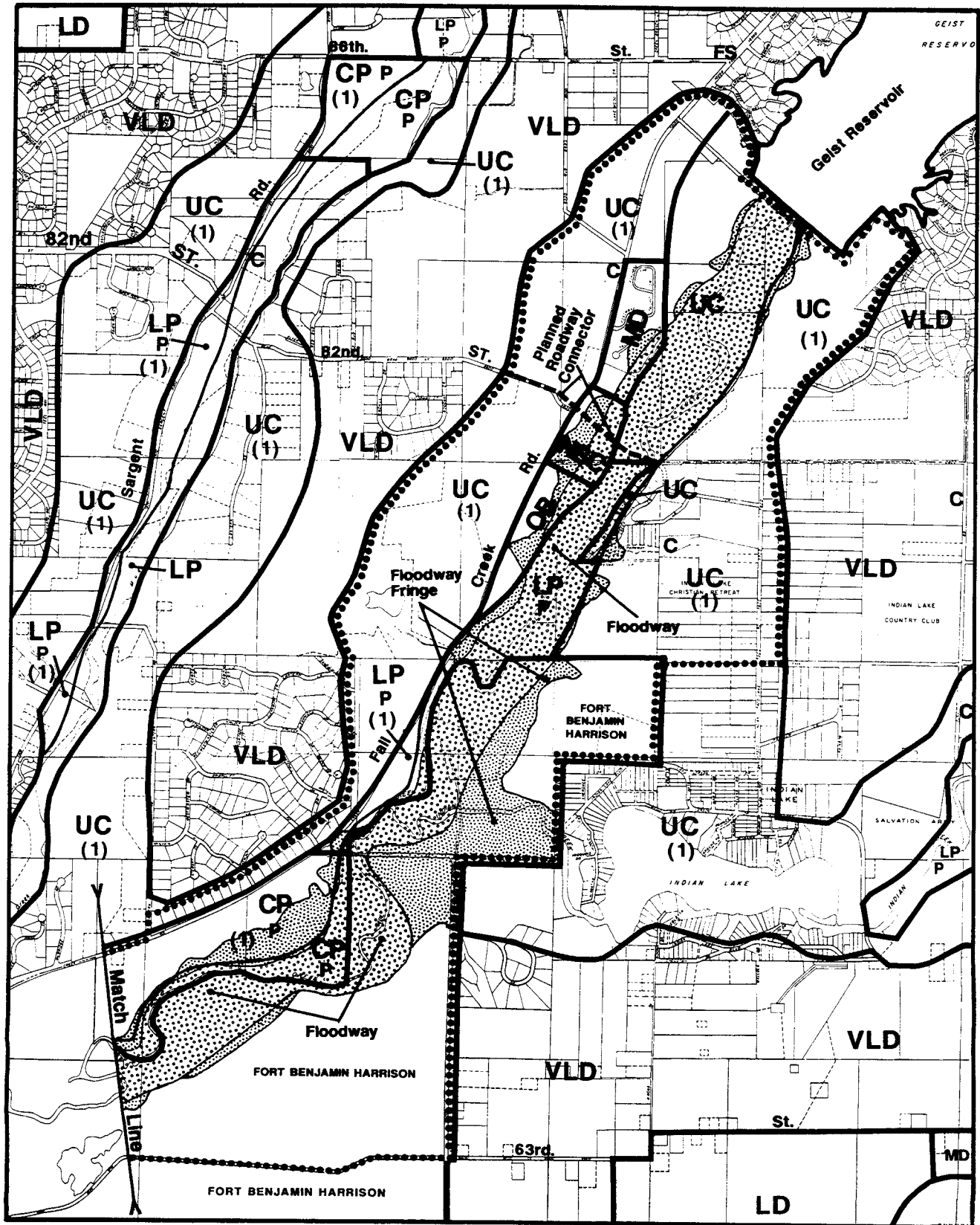
The use of pesticides, herbicides, fertilizers, and the storage and disposal of commercial and household wastes (e.g., automobile oil, cleaning products, paint, and other wastes) must be controlled within the critical area to prevent contamination of the aquifer.

Two species of wildlife specifically identified for preservation within Critical Area 6 are the Great Blue Heron and the Indiana Bat. A rookery of Great Blue Herons is situated in the eastern extreme of the area, approximately one quarter mile south of 79th Street. The Indiana Bat habitat is concentrated around the point of confluence for Mud Creek and Fall Creek. These areas must be protected from development that could harm the natural habitat.

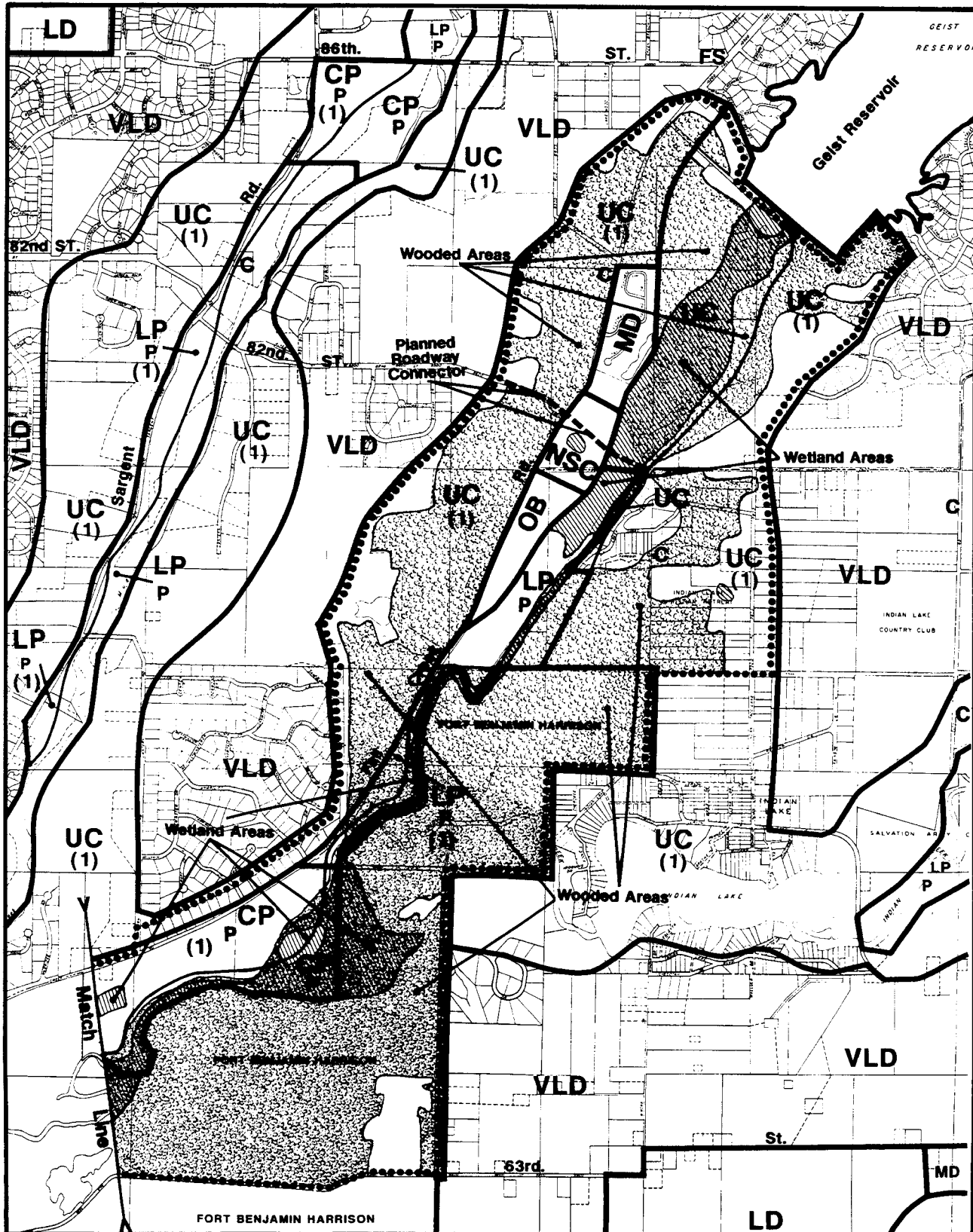
- d. **Sanitary Sewers** - The Fall Creek Interceptor is located along Fall Creek Road in the central portion of Critical Area 6. New development must provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.
- e. **Water Facilities** - Public water facilities are accessible at 79th and Fall Creek Road, and from Sargent Road west to I-465, along the north edge of the west end of Critical Area 6.
- f. **Transportation** - Fall Creek Road, 82nd/79th Street, and part of Shadeland Avenue are projected to reach or exceed capacity within the next fifteen years. To handle additional traffic, the following improvements are recommended in the Official Thoroughfare Plan: widening Fall Creek Road, a secondary arterial, to four lanes; widening Shadeland Avenue, a primary arterial, to four lanes north of Fall Creek Road (Priority A); and widening 82nd Street, a primary arterial, to four lanes as well as connecting it to 79th Street at Fall Creek Road (Priority D). The only roadway operating over capacity is Shadeland Avenue.

(See Maps 14.1a-14.2b, next four pages)

Map 14.1a - Critical Area 6, Northern Section: Flood-prone Areas

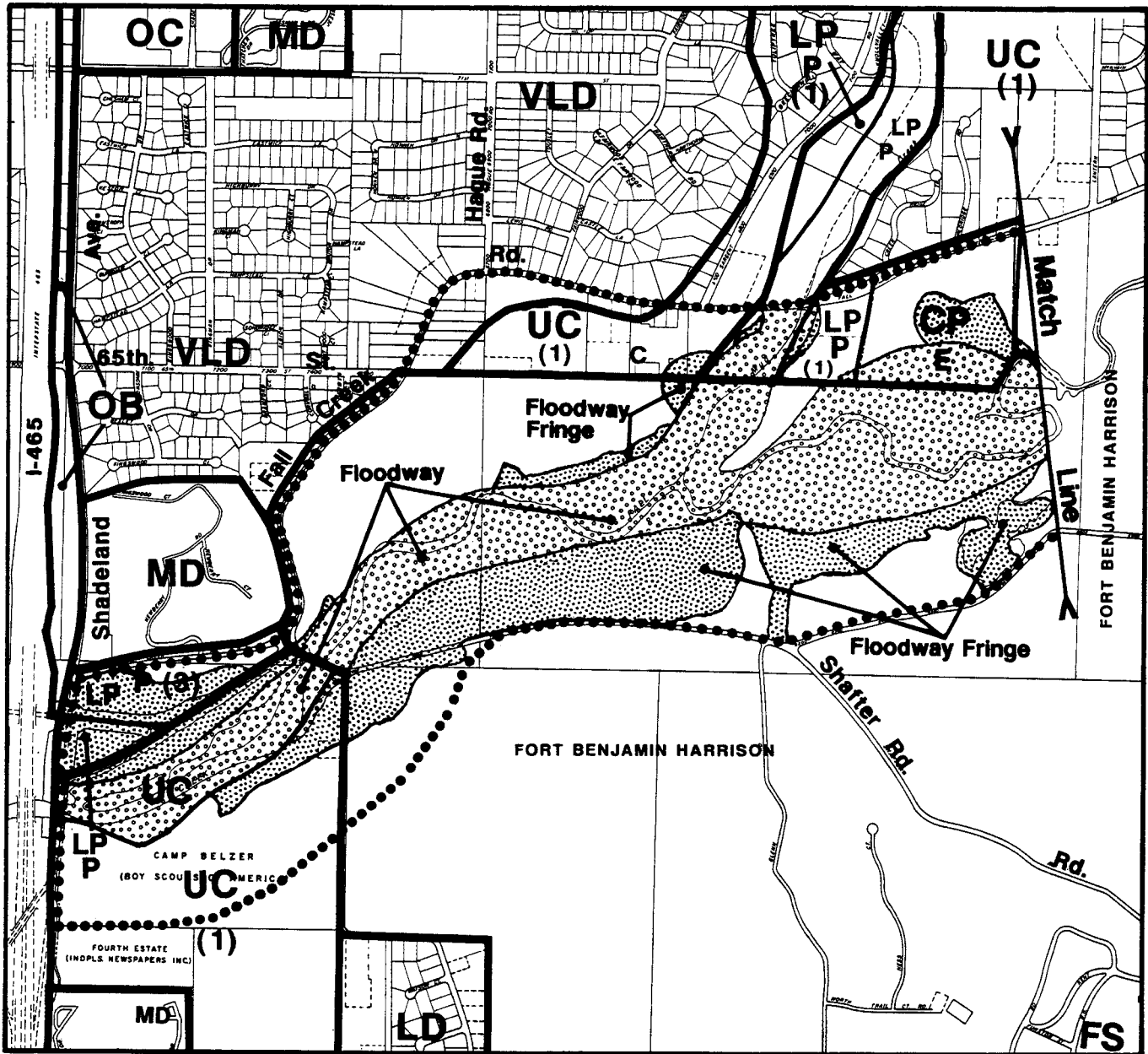


Map 14.1b - Critical Area 6, Northern Section: Woodlands and Wetlands

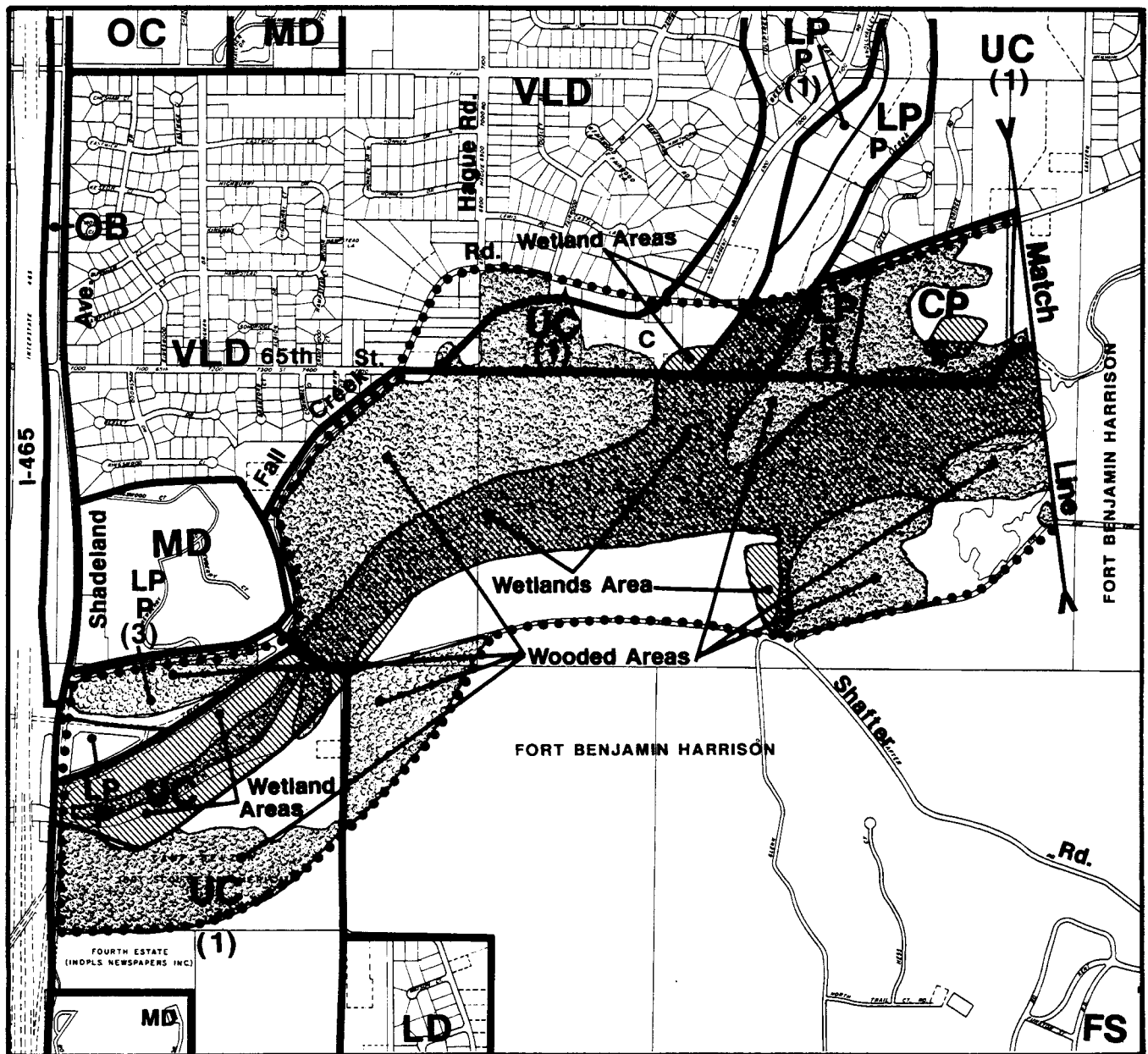




Map 14.2a - Critical Area 6, Southern Section: Flood-prone Areas



Map 14.2b - Critical Area 6, Southern Section: Woodlands and Wetlands



## **Critical Area 7**

- **Location (see Map 15):** That part of Fort Benjamin Harrison which is located south of Shafter Road and 63rd Street (approximately 1736 acres).
- **Land Use Plan Recommendation:** Fort Benjamin Harrison, Community Park (Existing) (CP E), and Very Low Density Residential (VLD).
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**
  - North:** Fort Benjamin Harrison  
Very Low Density Residential - VLD
  - East:** Very Low Density Residential - VLD  
Light Industrial - LI
  - South:** Low Density Residential - LD  
Community Park - CP  
Medium Density Residential - MD  
Heavy Industrial - HI
  - West:** Low Density Residential - LD  
Urban Conservation indexed to Very Low Density Residential - UC (1)
- **Stage of Development:** 5 (Established Suburban Area) and 6 (Developing Suburban Area).
- **Why Critical:** Except for the environmentally sensitive areas associated with Fall Creek (which are included as part of Critical Area 6), Fort Harrison was not originally identified as a critical area by the Lawrence Township Planning Committee. The base was recommended for continued military use in 1990 because the most recent Department of Defense plans at the time suggested that Fort Harrison's military use would increase in coming years. Fort Sheridan in Chicago had been targeted for closure, and some operations previously stationed there were to be transferred to Fort Harrison. The Lawrence Township Planning Committee decided to maintain the Fort as a special use on the Comprehensive Plan Map.

In August 1991, however, President Bush approved the Base Realignment and Closure Commission's recommendation to *close Fort Harrison*. Consequently, a local task force has been established which will study the reuse alternatives for the base, and recommend an optimal reuse strategy. The base reuse plan will be submitted to the Metropolitan Development Commission for adoption as an amendment to the Marion County Comprehensive Plan and the Lawrence Township Comprehensive Plan. Once the base reuse plan is adopted by the MDC, it should guide all land use decisions for the base property.

■ Recommendations:

- a. Complete the Fort Benjamin Harrison Reuse Plan and have it approved by the Fort Harrison Transition Task Force.
- b. After the Reuse Plan is completed, incorporate it into the Comprehensive Plan for Marion County and the Lawrence Township Comprehensive Plan, via a Comprehensive Plan Segment Resolution.

■ Additional Data:

- a. Soil Limitations - The site is composed principally of Miami and Crosby-Brookston soils, which severely limit septic system capabilities.
- b. Drainage - Drainage problems are associated with the Miami and Crosby-Brookston soils present in this critical area. The far western portion of the critical area, west of the sanitary landfill, contains the floodway fringe of Lawrence Creek. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - In the western and northern sectors of this critical area, substantial woodlands exist, including some endangered wildlife and plant species found on or near the base. These must be protected. These areas of the base property are also characterized by ravines and steep slopes. These sensitive natural areas should be preserved. Finally, two sanitary landfills located on the base are no longer in operation, including what is now Lee Road Park (see Map 15).
- d. Sanitary Sewers - The Fall Creek Interceptor bisects the base. All of Fort Harrison is served by a sanitary sewer system. Given the inability of the area's soils to accommodate septic sewer systems, sanitary sewer systems should continue to be utilized.
- e. Water Facilities - Water facilities are accessible throughout most of the fort property. Only the western and northern extremes of the critical area are unserved.
- f. Transportation - All arterial roadways are operating below capacity. As the surrounding areas develop, however, some segments of Post Road, Shafter Road, and 56th Street are projected to operate at or over capacity.

In this critical area, Post Road/Greene Road, a primary arterial, is recommended for four lanes. Shafter Road/63rd Street is recommended to be a

### Map 15 - Critical Area 7



## **Critical Area 8**

- **Location (see Maps 16a and 16b):** South of Pendleton Pike, between Thunderbird Road and Indian Creek, and extending southward to a line one-quarter mile south of 56th Street (approximately 295 acres).
- **Land Use Plan Recommendations:** Commercial Cluster (CC), Community Shopping Center (CSC), Medium Density Residential (MD), Linear Park (Proposed) (LP), Low Density Residential (LD), Very Low Density Residential (VLD), Community Park (Proposed) indexed to Very Low Density Residential [CP P (1)], Office Center (OC),.
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**
  - North: Heavy Industrial - HI  
Commercial Cluster - CC  
Linear Park - LP
  - East: Low Density Residential - LD  
Very Low Density Residential - VLD  
Community Park (Proposed) indexed to Very Low Density Residential - CP P (1)
  - South: Low Density Residential - LD  
Linear Park - LP  
Very Low Density Residential - VLD  
Community Park (Proposed) indexed to Very Low Density Residential - CP P (1)
  - West: Heavy Commercial - HC  
Light Industrial - LI  
Low Density Residential - LD
- **Stage of Development:** 7 (Rural Area).
- **Why Critical:** This area includes a very wide range of recommended land uses, and must serve as a transition between the more intense commercial and industrial land uses to the north and west and the significantly less intense residential and park land uses to the south and east.
- **Recommendations:**
  - a. Concentrate higher intensity retail uses along Pendleton Pike and at the intersection of German Church Road and Pendleton Pike. Buffer these retail uses with office and medium density residential uses on the north side of 56th Street.

- b. Protect the Indian Creek floodway area from development, and acquire it through dedication for Linear Park implementation. (A linear park is a connected system of landholdings creating a chain of open space.) The Linear Park recommendation applies to areas that are wooded, identified as wetlands, and/or are in the floodway of Indian Creek.
- c. Preserve sufficient right-of-way for the construction of a connector roadway (German Church Road) between 56th Street and Sunnyside Road at Pendleton Pike.
- d. Develop the southeast corner of 56th Street and German Church Road for part of the Indian Creek Linear Park and an adjoining Community Park.
- e. Protect the wetland and woodland areas associated with Indian Creek. Do not allow development in wetland areas. Also protect the woodlands in the proposed Community Park located in the southeastern portion of Critical Area 8.

■ Additional Data:

- a. Soil Limitations - Soils in this area include Crosby, Brookston, Genesee, Shoals, and Miami. Crosby and Brookston soils are associated with wetness and ponding, and Genesee and Shoals soils are associated with flooding. All of these soil types present severe restrictions for building. Miami soils are the only soils in this critical area that present slight restrictions for development. All the rest have unfavorable characteristics for buildings. Any proposed development in Critical Area 8 should take these limitations into account.
- b. Drainage - Drainage problems are associated with the area's soils. This area contains significant wetlands, which should be preserved. In addition, a large portion of the critical area is in the Indian Creek floodway and floodway fringe. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - The woodlands and wetlands must be protected from insensitive development. The Linear Park is linked not only to the proposed Community Park in this critical area, but also to the proposed Regional Park at 38th Street and Mitthoefer Road. The proposed Community Park in Critical Area 8 is rated as having "high" potential for a park site by the Open Space and Natural Areas Committee for the Comprehensive Parks, Recreation, and Open Space Plan.
- d. Sanitary Sewers - This area is served by City of Lawrence sanitary sewers located at 56th Street. New development must provide sewer services to

prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.

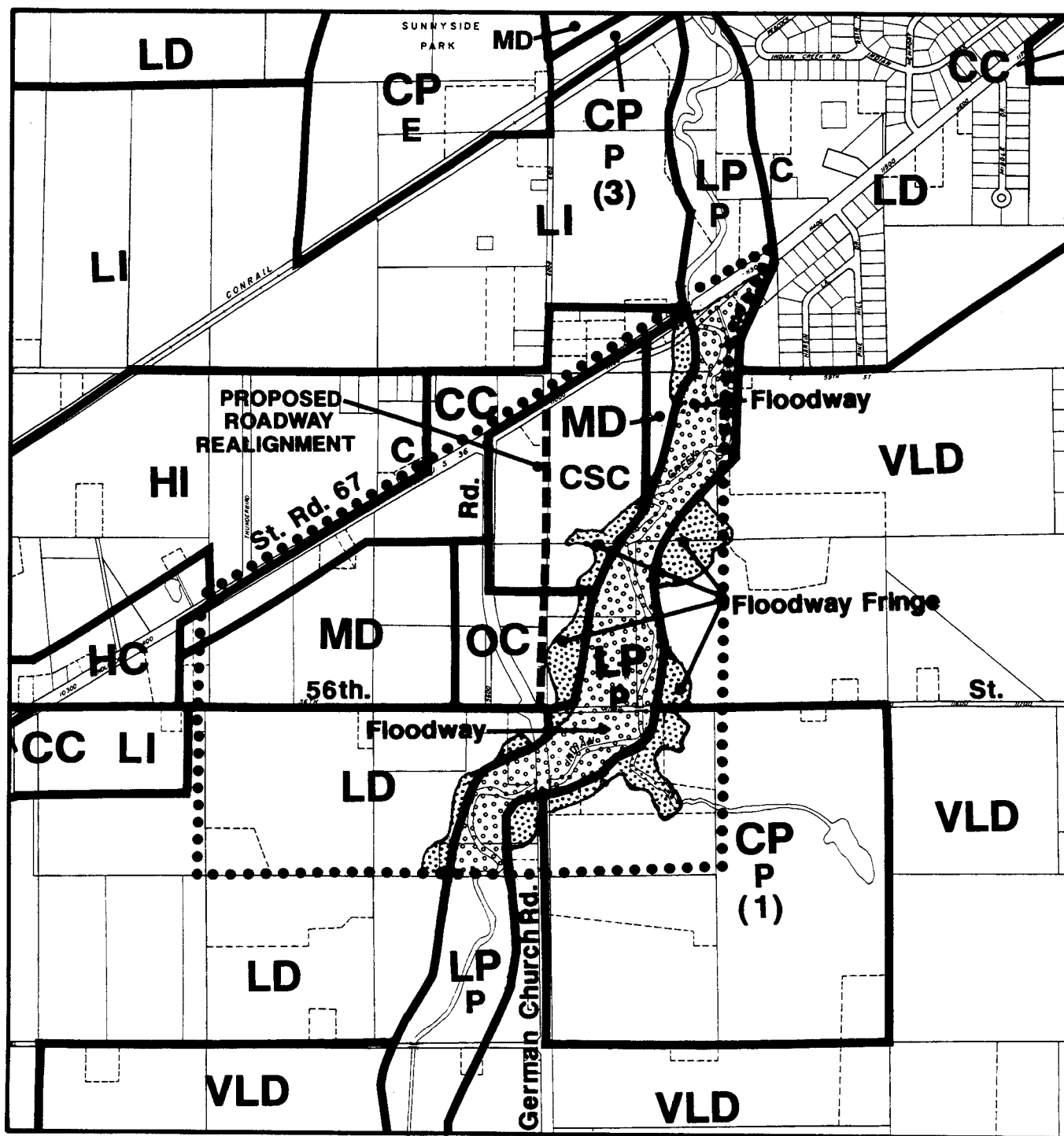
- e. **Water Facilities** - Municipal water is available in the northwest corner of Critical Area 8, along Pendleton Pike.
- f. **Transportation** - The Official Thoroughfare Plan recommends that Pendleton Pike serve as a four-lane primary arterial in this area. Pendleton Pike is currently two lanes in this area. The proposed improvements should alleviate some of the problems associated with the roadway's current insufficient capacity.

German Church Road is recommended for two major improvements in Critical Area 8. First, the Thoroughfare Plan recommends that the roadway be realigned to meet Sunnyside Road at Pendleton Pike (see Map 16). In addition, both the existing and proposed roadway segments should ultimately be widened from two lanes to four lanes. Currently, no right-of-way north of 56th Street. German Church Road's capacity to handle current traffic volumes south of 56th Street is sufficient.

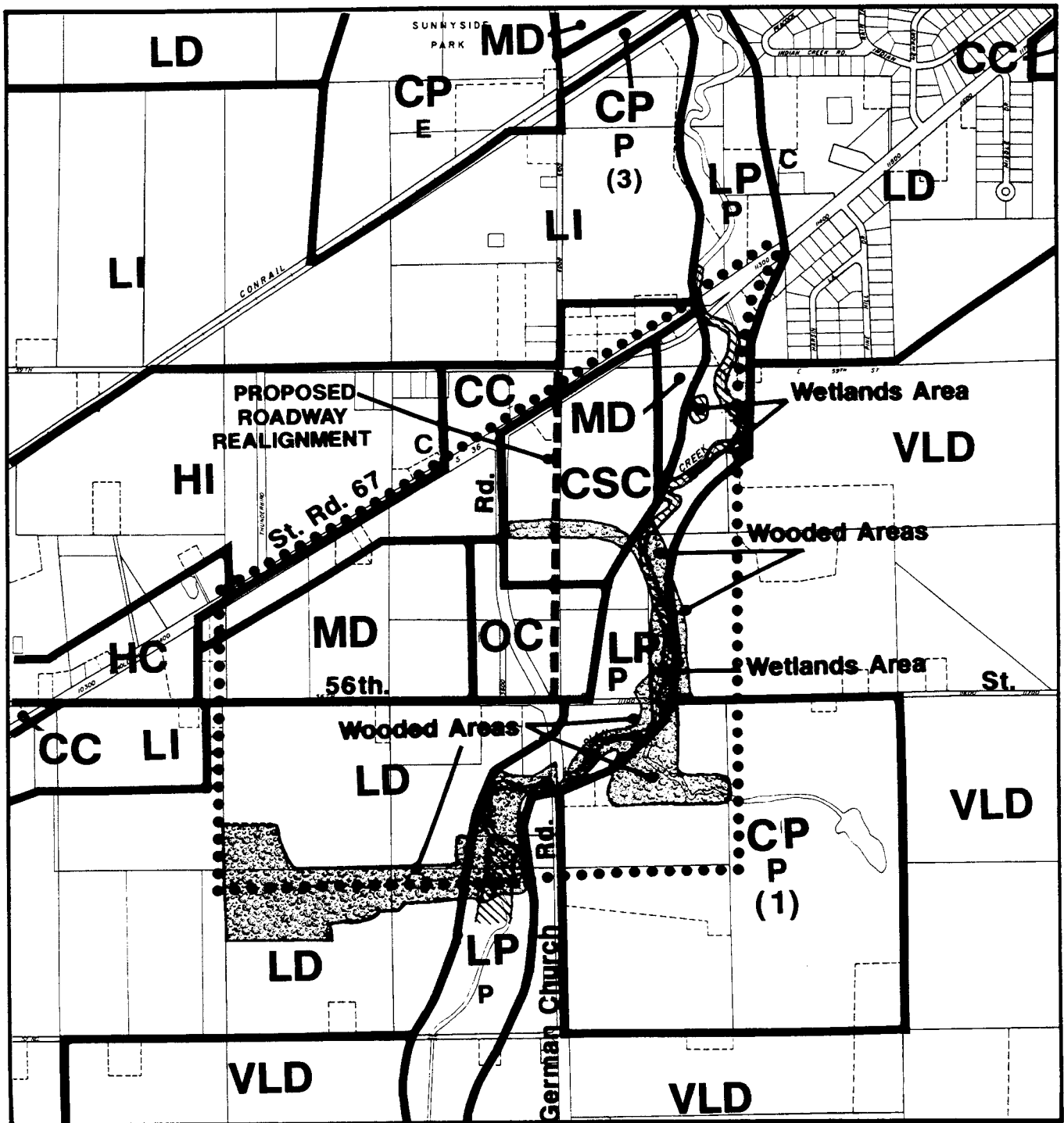
(See Maps 16a and 16b, next two pages)



**Map 16a - Critical Area 8, Flood-prone Areas**



Map 16b - Critical Area 8, Woodlands and Wetlands



## **Critical Area 9**

- Location (see Map 17): South of 46th Street, west of I-465, north of the Conrail tracks, and east of Shadeland Avenue (approximately 48 acres).
- Land Use Plan Recommendation: Light Industrial (LI).
- Surrounding Land Uses Recommended in the Comprehensive Plan:

North: Low Density Residential - LD

East: I-465  
Low Density Residential - LD  
Neighborhood Park (Existing) - NP E

South: Low Density Residential - LD

West: Medium Density Residential - LD  
Low Density Residential - MD  
Office Buffer - OB

- Stage of Development: 4 (Suburban Revitalization Area).
- Why Critical: Critical Area 9 consists of partially developed land in the southwest and undeveloped land in the northeast, all recommended for Light Industrial use. Because the land is partially zoned and developed for industrial uses and is adjacent to I-465 and the Conrail tracks, industrial use is appropriate. Existing uses, however, include both residential and industrial development. Also, much of the surrounding land is either residentially developed or recommended for residential development. Developed inappropriately, industrial uses could adversely impact adjacent residential areas.

The 38th and Shadeland Area Plan recommends a number of changes for this area, including zoning, transportation improvements, and land use.

- Recommendations:
  - a. Limit industrial uses to those without noise, odor, visual, and other adverse impacts. Buffer adjacent residential areas from the light industrial use by regulation of the lighting, parking, building height, and other non-residential characteristics. Any outdoor storage must be minimal and must not be visible from residential areas. Industrial uses of lower intensity are appropriate to this critical area.
  - b. Develop the critical area with integrated light industrial uses. An integrated site

design with extensive landscaping and other buffering must be used to protect the residential areas north and west of the site.

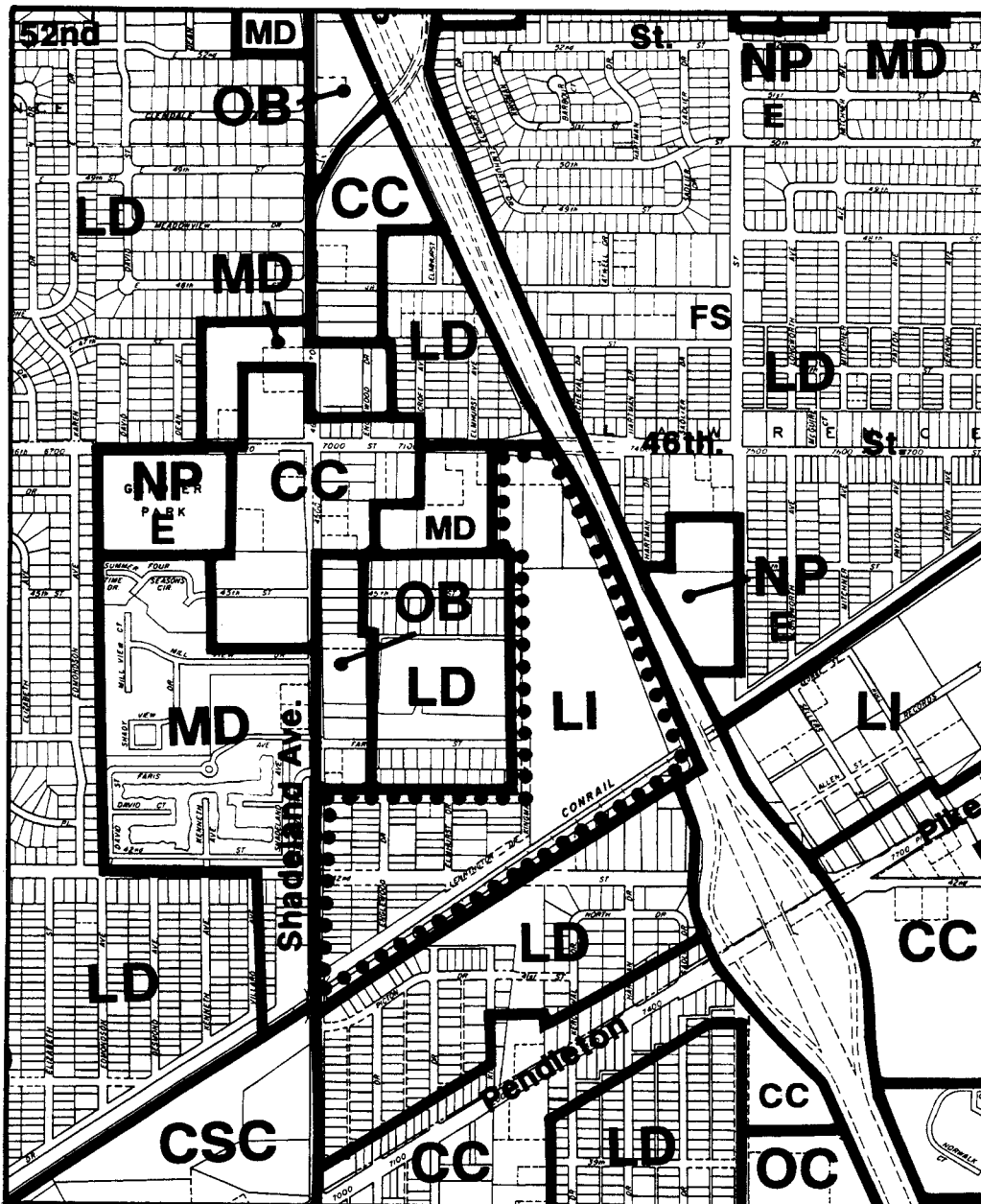
- c. Limit industrial traffic roadway access to 46th Street and Shadeland Avenue to lessen the development's impact on surrounding residential areas. Industrial truck traffic entering or leaving the northeastern section of the critical area should not have access onto 43rd Street east of Englewood, 45th Street, or Faris Street. On the northern end of the critical area, the 38th and Shadeland Area Plan recommends an access drive that would have minimal impact on nearby residential uses.
- d. Do not allow retail uses in Critical Area 9--these uses would have adverse impacts on the less intense residential subdivisions surrounding the critical area.

■ Additional Data

- a. Soil Limitations - The site contains Crosby and Brookston soils. This soil combination is rated severe in terms of wetness and moderate in terms of shrinking and swelling. Ponding is also a possibility with this soil type. Non-agricultural development must take account of these soil limitations.
- b. Drainage - This area is very poorly drained, particularly in the central eastern portion. The Lennington Drive Drainage Study, completed for the Department of Public Works by R.W. Armstrong & Associates, discusses the need for drainage improvements in the Pogue's Run watershed. The primary focus of the proposed improvements is the enhancement of the drainage ditch along the Conrail tracks--on the southern boundary of Critical Area 9--with some adjacent improvements. Timing of the future drainage work is contingent upon two factors: (1) funding and (2) the Department of Transportation's Shadeland Avenue roadway widening project. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - Although the National Wetlands Inventory Map does not identify wetlands in this critical area, some may exist. If they are indeed wetlands, they should be preserved. The area's poorly drained central eastern portion must be developed sensitively.
- d. Sanitary Sewers - Development should be served by the sewer system to the west, on Shadeland Avenue. New development must provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.

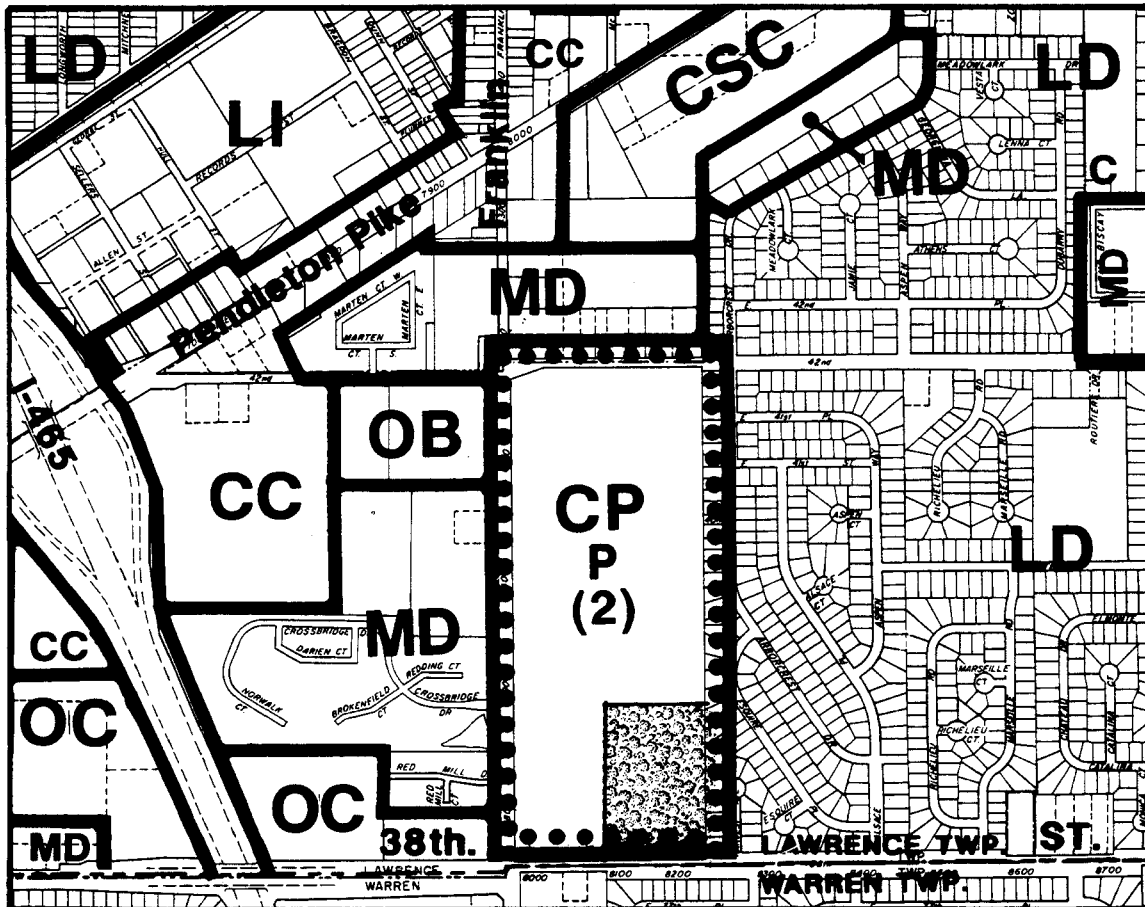
- e. **Water Facilities** - Municipal water is available immediately to the west, on Shadeland Avenue.
- f. **Transportation** - The Official Thoroughfare Plan recommends that Shadeland Avenue be a four-lane primary arterial in this area. Shadeland Avenue is four lanes from 46th Street to 42nd Street, then narrows to two lanes from 42nd Street to Pendleton Pike. The current capacity of the roadway is sufficient for both present and future traffic volumes.

**Map 17 - Critical Area 9**



widened to four lanes. Franklin Road is currently a two-lane roadway, which is insufficient to meet current traffic volumes. Franklin Road should be widened to increase its capacity in this area.

Map 18 - Critical Area 10



## **Critical Area 11**

- **Location (see Map 19):** West of Mitthoefer Road and mostly north of 42nd Street (approximately 91 acres).
- **Land Use Plan Recommendations:** Low Density Residential (LD); Community Park (Proposed), indexed to Low Density Residential [CP P (2)]; and Neighborhood Park (Proposed), indexed to Low Density Residential [NP P (2)].
- **Surrounding Land Uses Recommended in the Comprehensive Plan:**
  - North: Low Density Residential - LD
  - East: Low Density Residential - LD  
Medium Density Residential - MD
  - South: Low Density Residential - LD
  - West: Low Density Residential - LD  
Medium Density Residential - MD
- **Stage of Development:** 5 (Established Suburban Area).
- **Why Critical:** Critical Area 11 consists of partially developed land located in the middle of a dense residential area. This area currently has very little open space or recreational opportunities, although the need is great.
- **Recommendations:**
  - a. Acquire necessary land and establish park uses as recommended in the Comprehensive Plan. Currently, no parks exist between Pendleton Pike and 38th Street, although the area is densely populated. To the north and west of Critical Area 11 are several large mobile home parks and large apartment complexes, all with little or no open space. In addition, large single-family subdivisions are located to the north, south, and west of the recommended parks. Altogether, over 10,000 people reside within a one-mile radius of Critical Area 11. These residents have virtually no nearby open space or recreational areas.
  - b. Do not allow non-residential uses to spread along 42nd Street or Mitthoefer Road in or near this critical area. Strictly maintain existing boundaries of commercial uses. Proliferation of commercial and industrial uses could impede residential reinvestment in the area.

## **Critical Area 10**

- Location (see Map 18): East of Franklin Road between 38th Street and 42nd Street (approximately 62 acres).
- Land Use Plan Recommendation: Community Park (Proposed), indexed to Low Density Residential [CP P (2)].
- Surrounding Land Uses Recommended in the Comprehensive Plan:
  - North: Medium Density Residential - MD
  - East: Low Density Residential - LD
  - South: Commercial Cluster - CC  
Low Density Residential - LD
  - West: Office Buffer - OB  
Medium Density Residential - MD  
Office Center - OC
- Stage of Development: 4 (Suburban Revitalization Area).
- Why Critical: Critical Area 10 is undeveloped land recommended for park use and surrounded by a mix of developed and vacant land. Development pressure from more intense uses to the west could give rise to infill development that is incompatible with residential uses.
- Recommendations:
  - a. Do not allow higher intensity commercial uses outside Critical Area 10 to encroach beyond their recommended boundaries in the Comprehensive Plan. The far northwest corner of the critical area is already zoned for commercial use, but commercial uses should not extend further into the critical area. Development of new retail uses near existing residential development would lower residential property values and help create instability in the neighborhoods. Retail commercial uses already exist along 38th Street, at the I-465/Pendleton Pike interchange, and north at the intersection of Pendleton Pike and 42nd Street. Despite development pressure, these commercial retail uses must not be allowed to extend into the critical area. Infill development immediately west of Critical Area 10 should consist of office uses rather than retail uses.
  - b. Protect the woodlands in the southeast corner of the site. This accomplishes preservation of both trees and open space. If the area is developed residentially



instead of as a park, the development can employ the cluster subdivision option to preserve the woodland area.

- c. **Develop a Community Park.** The area between Pendleton Pike and 38th Street is presently not served by parks. This critical area has both significant woodlands and a large potential user base of single-family and multi-family residents in the area.

■ **Additional Data:**

- a. **Soil Limitations** - The site contains Crosby-Brookston soils. This soil combination is rated severe in terms of wetness and moderate in terms of shrinking and swelling. Ponding is also a possibility with this soil type. Park use is an excellent non-agricultural use for this critical area, considering the soil limitations.
- b. **Drainage** - Drainage problems are associated with the Crosby-Brookston soils present in this critical area. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. **Environmental Constraints** - The woodlands in the southeastern corner of Critical Area 10 should be preserved, regardless of whether the area is developed with the primary use of Community Park or the secondary use of Low Density Residential.
- d. **Sanitary Sewers** - Development at this site should be served by the sanitary sewer system at the corner of 38th Street and Franklin Road. New development must provide sewer services to prevent health hazards associated with soils' inability to accommodate septic systems. Existing development should acquire sewers through the Barrett Law or another procedure. Potential developers should contact the Department of Public Works' sewer permitting division regarding sewer service needs.
- e. **Water Facilities** - Municipal water is available at the corner of 38th Street and Franklin Road.
- f. **Transportation** - The Official Thoroughfare Plan recommends that both 38th Street and Franklin Road serve as four-lane primary arterials in this area. The Thoroughfare Plan recommends that this segment of 38th Street be a four-lane roadway, which is what exists.

The Thoroughfare Plan recommends that this segment of Franklin Road be

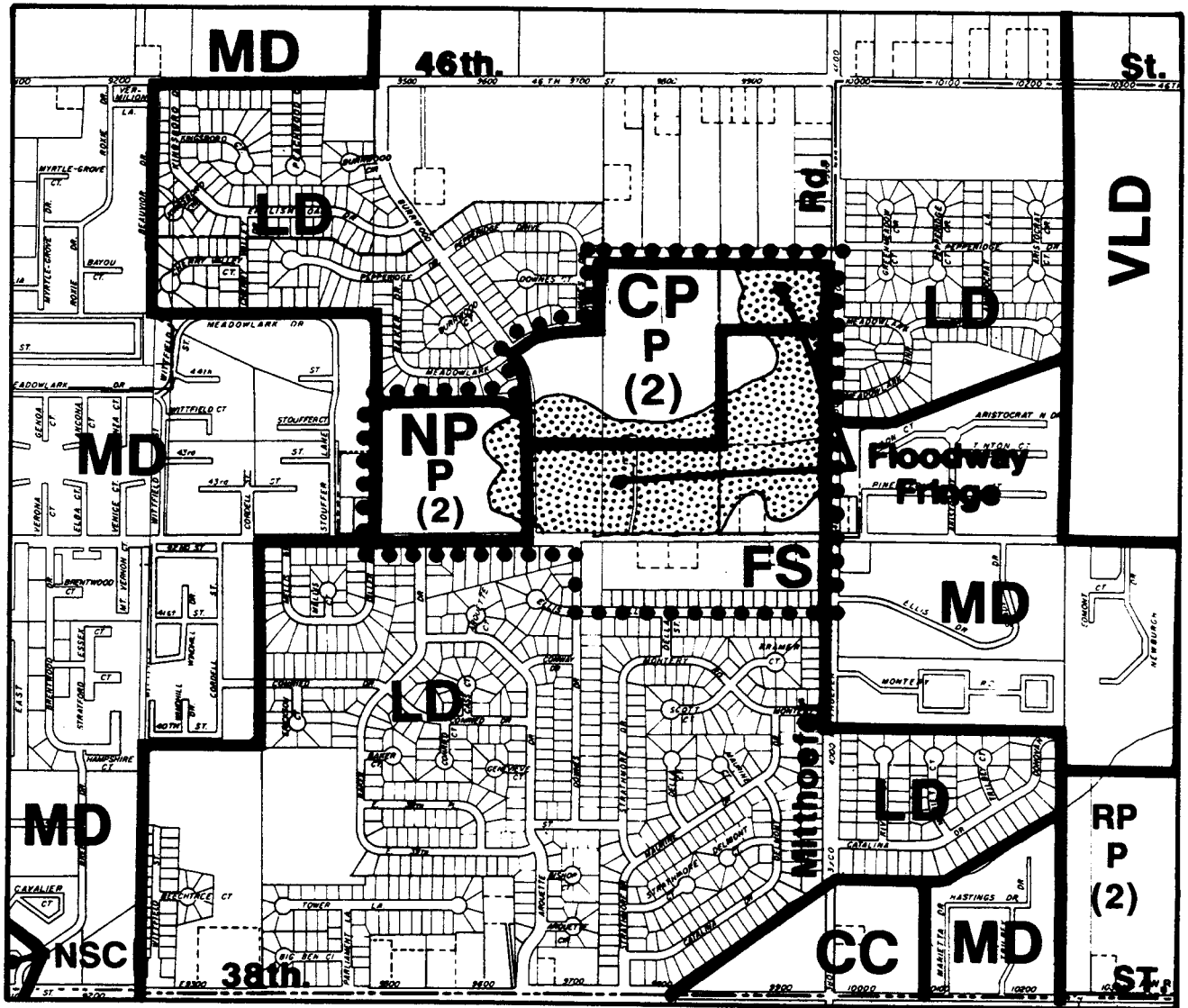
- c. If the school district should ever decide to close the elementary school in this critical area, include the grounds and existing recreational areas with the park for use as community recreational facilities.
- d. Protect existing woodlands and open space. In Critical Area 11, development must be sensitive to the woodlands near the corner of 42nd Street and Mitthoefer Road. Open space, which is at a premium in this area, must be protected.

■ Additional Data:

- a. Soil Limitations - The site contains Crosby-Brookston soils. This soil combination is rated severe in terms of wetness and moderate in terms of shrinking and swelling. Both park and residential development should be carried out with attention to these soil limitations.
- b. Drainage - This critical area is level and low-lying, and drainage problems are associated with its Crosby-Brookston soils. A portion of the critical area is in the floodway fringe. Potential development must be accompanied by a thorough analysis of on- and off-site drainage impacts, as well as drainage plans that follow the requirements contained in the City Drainage and Sediment Control Ordinance.
- c. Environmental Constraints - Much of Critical Area 11 is within the floodway fringe. This is not a great constraint to most park development, but could be a constraint to residential development.
- d. Sanitary Sewers - The entire area is served by sanitary sewers. Development at this site should utilize these sewers.
- e. Water Facilities - Municipal water is available on Mitthoefer Road, immediately to the east.
- f. Transportation - The Official Thoroughfare Plan recommends that Mitthoefer Road serve as a four-lane secondary arterial roadway. Between 46th Street and 38th Street, Mitthoefer Road consists of two lanes. This capacity is sufficient to meet current traffic volumes. Additional right-of-way should be acquired, however, to increase this roadway's capacity to meet future traffic demands.

(See Map 19, next page)

Map 19 - Critical Area 11



## **Conclusion**

The Lawrence Township Comprehensive Land Use Plan was developed over a period of approximately two years through a systematic and highly participatory process. During this time, Division of Planning staff initiated the planning process, gathered and analyzed township data, and led planning meetings. The township planning committee worked with Division of Planning staff for almost one year to develop the final plan. The plan's recommendations reflect thorough examination of township population and land use characteristics as well as open discussion of planning and development goals. The recommendations of the plan map and plan narrative will help guide the future development of Lawrence Township.

The plan will be evaluated in the future to determine when there is a need for revision. Some of the factors that may indicate the need for a revision include fundamental changes in land use or population, rapid development of all or part of the township, and extension of major sewer or water lines. Periodic revisions can be made via the adoption of new critical areas or subarea plans, thereby keeping the Lawrence Township Plan current without development of an entirely new township plan. The Fort Benjamin Harrison reuse plan will be such a subarea plan. When the time comes to revise the township plan as a whole, the process will again be thorough, highly participatory, and reflective of the community's planning and development goals.

## Appendix A

### Lawrence Township Planning Committee

The Planning Committee was an open membership committee. The Division of Planning initiated formation of the Planning Committee by inviting neighborhood organization presidents, school board members, City-County Council members, Metropolitan Development Commission members, and other township leaders. The Division advertised the planning process and meetings in local media and also relied on committee members to communicate with others.

Members of the Planning Committee participated actively throughout the planning process. Thus, plan recommendations reflect extensive committee discussion and analysis. The Division of Planning staff thanks the Planning Committee members for their invaluable participation and patience throughout the months of review and revision that resulted in this Lawrence Township Comprehensive Land Use Plan. The following is a list of Lawrence Township Planning Committee members who attended committee meetings.

Laurie Atwater  
Richard Atwater  
Darrell Bakken  
Elizabeth Beasley  
Pearle Beebe  
Jeff Blackwell  
Kim Bolling  
Rozelle Boyd, Councillor  
Shelly Bush  
Barbara Butler  
Robert M. Butler  
Karen Grimes Cooper  
James Curtis, MDC  
Jack Dandridge  
Karen A. Dean  
Robert D'Orjo  
Marilyn Egolf  
John W. Ferris  
William Fraser  
Marleen Grant  
Jack Graves  
Steve Hall  
Carl Hamilton  
Sandra K. Hamilton  
Alan Hass  
Janet Higbie

Loran R. Hill  
Robert C. Holland  
Ernie Imel  
Dean E. Jessup  
Roger Johnson  
Melinda Jones  
Dan Kennedy  
Barbara Kreisher  
Mike Kreisher  
David Lakin  
Thomas Lawrence  
Michael Lawson  
Edie Leet  
Keith E. Locke  
Stephen Lyman  
Elsie Lytle  
Helen MacPherson  
Eric Martin  
Lauren Martin  
Martha Martin  
Brian Mooney  
Patrick J. Opelt  
William Perkins  
James Perry  
Bert Pettygrove  
Lori Pond

**Lawrence Township Planning  
Committee (continued)**

Gary Poore  
Jerry Reighley  
Stuart W. Rhodes  
Paul Rodgers  
Betty Stewart Ruhmkorff, Councillor  
Ron Ryker  
Thomas Schneider, Mayor of Lawrence  
William Schneider  
Tom Shafer  
Mike Sherman  
Kristen Smelser  
Craig L. Smith  
John Solenberg, Councillor  
Robert E. Sovik  
John T. Spahr  
Carl Specker  
John Spicklemire  
Ivan L. Stewart  
Kevin Lee Strunk  
Kathy Tracy  
Henry Trittipo  
Robert E. Trivers  
Richard Vonnegut, Jr.  
James A. Wade, Jr., MDC  
Warren White  
Bradley L. Williams  
Dr. Ed Williams  
Michael J. Williams  
James D. Witchger  
Ray York  
Sue York  
Lamar Ziegler



## **Elected Officials**

**Stephen Goldsmith, Mayor**

### ***City-County Councillors and Districts***

Gordon Gilmer, 1  
William Schneider, 3  
Linda Beadling, 5  
Stuart Rhodes, 7  
Glenn Howard, 9  
Rozelle Boyd, 11  
Cory O'Dell, 13  
Mary B. Moriarty, 15  
Jeff Gloc, 17  
Kenneth Giffin, 19  
Frank T. Short, 21  
David Smith, 23  
Dr. Philip Borst, 25  
Ron Franklin, AL  
Stephen R. West, AL

Dr. Beurt SerVaas, 2, President  
William Dowden, 4  
Elwood E. Black, 6  
Randy Shambaugh, 8  
Paul Jones, 10  
Betty Ruhmkorff, 12  
Z. Mae Jimison, 14  
Maggie Brents, 16  
Phillip Hinkle, 18  
Timothy M. Mullin, 20  
Susan Williams, 22  
Beulah Coughenour, 24  
Carlton E. Curry, AL  
W. Tobin McClamroch, AL

### ***Metropolitan Development Commission***

William R. Brown  
Jack Hall  
Mary Ann Mills  
Julie P. Scott  
James Wade, Jr., President

James J. Curtis, Sr.  
Lois J. Horth  
Michael W. Rodman  
Randolph L. Snyder

### **Project Coordination**

**Nancy Silvers, Deputy Mayor and Acting Director for Dept. of Metropolitan Development**

### ***Department of Metropolitan Development, Division of Planning***

**Leslie R. Rubin Ph.D., Administrator**

Thomas Bartlett, Senior Planner  
Kira (Schmidt) Wauwie, AICP, Planner  
Jay Getz, Planner

Phil Pettit, Drafting Superintendent  
Darrell Walton, Draftsman  
Kenneth Percy, Print Shop Manager  
Burt Carter, Printer

### **Participating Agencies**

City of Indianapolis Departments:  
Metropolitan Development -  
Division of Development Services  
Division of Planning  
Parks and Recreation  
Public Works  
Historic Preservation Commission  
Transportation

Indiana Dept. of Natural Resources  
Indiana Dept. of Transportation  
Indiana Historic Landmarks Foundation  
Indianapolis Water Company  
Marion County Health Department